



8551

30 April 2025

Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Sir/Madam

PROPOSED SUBDIVISION

G. MOIR, SILKWOOD LANE, KERIKERI

We submit herewith a Resource Consent application to together with the following:

- Application Form & Deposit \$2967
- Planning Report
- Record of Title
- Top Energy Ltd & Chorus NZ comments
- Effluent assessment
- SW Catchment Plan
- Scheme Plan – Subdivision

Yours faithfully

Micah Donaldson
MNZIS - Assoc.NZPI - RPSURV

DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



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Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☒ No

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input checked="" type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

* The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the Fast Track Process?

☒ Yes ☐ No

4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

5. Applicant Details

Name/s:

Greg Moir

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

6. Address for Correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s:

Donaldsons Surveyors

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

** All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.*

7. Details of Property Owner/s and Occupier/s

Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

Greg Moir

**Property Address/
Location:**

40 Silkwood Lane

Kerikeri

Postcode

8. Application Site Details

Location and/or property street address of the proposed activity:

Name/s:	<input type="text" value="Greg Moir"/>		
Site Address/ Location:	<input type="text" value="40 Silkwood Lane"/> <input type="text" value="Kerikeri"/> <input type="text"/> <input type="text" value="Postcode"/>		
Legal Description:	<input type="text" value="Lot 1 DP 611329"/>	Val Number:	<input type="text"/>
Certificate of title:	<input type="text" value="RT 1212180"/>		

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☐ Yes ☒ No

Is there a dog on the property? ☐ Yes ☒ No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Proposed subdivision in the Rural Living zone to create one additional lot as a discretionary activity.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

☐ Yes ☒ No

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- ☐ Building Consent
- ☐ Regional Council Consent (ref # if known)
- ☐ National Environmental Standard consent
- ☐ Other (please specify)

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) ☐ Yes ☒ No ☐ Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. ☒ Yes ☐ No ☐ Don't know

- ☒ Subdividing land ☐ Disturbing, removing or sampling soil
- ☐ Changing the use of a piece of land ☐ Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ☒ Yes ☐ No

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☒ Yes ☐ No

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full)

Donaldsons Surveyors Ltd

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Micah Donaldson

Signature:

(signature of bill payer)

Date 30-Apr-2025

MANDATORY

15. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

15. Important information continued...

Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name: (please write in full)

Micah Donaldson

Signature:



Date 30-Apr-2025

A signature is not required if the application is made by electronic means

Checklist (please tick if information is provided)

- ☒ Payment (cheques payable to Far North District Council)
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Details of your consultation with Iwi and hapū
- ☒ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☒ Applicant / Agent / Property Owner / Bill Payer details provided
- ☒ Location of property and description of proposal
- ☒ Assessment of Environmental Effects
- ☐ Written Approvals / correspondence from consulted parties
- ☒ Reports from technical experts (if required)
- ☒ Copies of other relevant consents associated with this application
- ☐ Location and Site plans (land use) AND/OR
- ☒ Location and Scheme Plan (subdivision)
- ☐ Elevations / Floor plans
- ☒ Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.



PLANNING REPORT

PROPOSED SUBDIVISION G. MOIR, SILKWOOD LANE, KERIKERI

Date: 30 April 2025

Reference: 8551



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INTRODUCTION

The owner of Lot 1 DP-611329, Greg Moir, seeks Resource Consent to subdivide his property located off the end of Silkwood Lane, Kerikeri, to create 2 lots and continue an existing amalgamation of a third lot .24. DP-572115 also in his ownership.

Proposed Lot 1 = 4630m^2 + Lot 24 DP-572115 (0.1851m^2) = 6481m^2

Proposed Lot 2 = 3017m^2

The application seeks an amalgamation cancellation pursuant to Section 241(3) RMA and proposed replacement amalgamation. Additionally, existing consent notices are to be cancelled pursuant to Section S221(3)RMA.

The proposed allotment sizes uphold the discretionary activity standards under the Rural Living zone standards of the Far North District Plan.

SITE DESCRIPTION

The properties legal reference:

Appellation:	Lot 1 DP-611329
Registered Owners:	Gregory Moir & David Horrell
Record of Title:	1212180
Total Area:	7693m^2

The subject property is situated at the terminus of Silkwood Lane, approximately 3 kilometres northeast of the Kerikeri Township. The site is accessed via an existing private driveway that extends in a northwesterly direction from the end of Silkwood Lane, providing direct access to the established residence located on proposed Lot 1. This driveway continues further north, terminating near the southern boundary of proposed Lot 2.

The existing dwelling on Lot 1 is well established and surrounded by landscaped grounds. It is positioned at the upper end of a natural gully system and is complemented by a constructed pond feature. This pond discharges via an engineered overflow, which traverses a concrete ford at the conclusion of the current access formation, before discharging into the natural watercourse within the gully environment. Lot 1 includes the amalgamation of Lot 24 DP 572115, a vacant area of land, which is located along Lone Gum Lane.

Proposed Lot 2 comprises a northeast-facing aspect, with a naturally levelled building platform identified as the intended site for future residential development. The lot exhibits a peripheral contour that descends at an average gradient of approximately 1:4, primarily comprising open grass cover. An existing utility structure, measuring approximately 60m^2 , is nestled into the hillside and provides functional storage capacity.

The surrounding locality is characterised by a semi-rural, lifestyle-residential pattern of development, with Silkwood Lane forming part of a network of small-scale subdivision allotments branching from

Waipapa Road. The proposed subdivision represents a logical and modest extension of this existing land use pattern, consistent with the established rural-residential character of the area.

To the south of the application site, the existing allotments are largely all developed, to the west is the Mason property which is approved for 3000m² allotments, and to the east the recent development off Lone Gum Lane. To the north is the natural feature of Waipapa River.

There is a recreational reserve to the east of Lot 3 as described Lot 23 DP-204963.

RESOURCE MANAGEMENT ACT 1991

The subdivision of land falls under the Resource Management Act 1991 and is required to demonstrate compliance with provisions applicable to the activity and its status under the District Plan.

SCHEDULE 4

An application for Resource Consent for an activity must include the following, outlining aspects of relevance to the proposed activity and zone expectations:

ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA

Part 2 Purpose and Principles

5 Purpose

(1)

The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2)

In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The application site is already modified and does not reflect its original natural state, having long been used as a lifestyle block and residual land associated with the previous subdivision that created Silkwood Lane. As such, there are no identified natural or physical resources of ecological or conservation concern within the site boundaries.

Any future development associated with Lot 2 are considered consistent with the principles of sustainable management. Specifically:

Natural Enhancement: Future development on Lot 2 is anticipated to include additional planting, which will enhance the natural character of the site in a manner similar to the well-landscaped Lot 1, contributing positively to local biodiversity and amenity.

Stormwater Management: An existing pond within Lot 1 assists with on-site stormwater management through natural absorption and evaporation processes, effectively reducing runoff volumes—especially after dry periods. Overflow is directed via a concrete spillway that is resistant to erosion, ensuring the protection of the gully system and avoiding downstream effects.

Minimal Earthworks: Both Lots 1 and 2 have existing access formations in place, which negates the need for additional earthworks. The building platform on Lot 2 is situated on gently sloping terrain, allowing for construction without significant land modification or vegetation clearance.

Efficient Land Use: The proposal represents a logical and efficient use of land within the Rural Living Zone. It does not result in the loss of native bush, nor does it encroach upon any waterways or ecologically sensitive areas. The land is therefore well suited to further development without compromising the environmental values promoted by the RMA.

Matters of national importance

(a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development

The site is located inland and has no direct interface with the coastal environment. There are no wetlands, lakes, or significant rivers on or near the site, and therefore no associated margins or aquatic ecosystems are affected. The subdivision can proceed without any adverse impact on these features.

An existing Recreation Reserve (Lot 23 DP 204963) adjoins the southern boundary of proposed Lot 1. This narrow reserve, accessible from Silkwood Lane, provides open space and contributes marginally to local amenity values.

(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development

There are no known outstanding natural features or outstanding natural landscapes (ONLs) identified within or adjacent to the subject site. The proposed subdivision will not compromise any identified landscape values.

(c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna

No areas of significant indigenous vegetation or habitats of indigenous fauna are present on the site. The area is predominantly pasture or modified residential landscape with no mapped ecological overlays or features requiring specific protection.

(d) The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers

This matter is not applicable, as there are no coastal marine areas, lakes, or rivers located on or adjacent to the site.

(e) The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga

The Ngāti Rēhia Hapū Management Plan identifies key concerns around water quality and the fragmentation of indigenous vegetation, which the hapū seeks to avoid through sustainable development.

This proposal does not conflict with those values. No vegetation clearance or significant earthworks are proposed, and wastewater will be managed through secondary treatment systems, with discharges located more than 5 metres from any watercourse to ensure environmental protection.

The subdivision is not located within a known area of cultural or archaeological significance, and there is no known impact on taonga or wāhi tapu. Ngāti Rēhia has expressed that development is not opposed where it does not result in cultural, environmental, or heritage degradation. The location within Silkwood Lane aligns with these expectations as a logical and low-impact site for further residential development.

(f) The protection of historic heritage from inappropriate subdivision, use, and development

There are no known historic heritage items or archaeological sites on the property. The proposal does not affect any identified historic or cultural heritage values.

(g) The protection of protected customary rights

There are no known protected customary rights associated with the site, and no such rights will be affected by the proposed subdivision.

Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

(a) kaitiakitanga:

(aa) the ethic of stewardship:

(b) the efficient use and development of natural and physical resources:

(ba) the efficiency of the end use of energy:

(c) the maintenance and enhancement of amenity values:

(d) intrinsic values of ecosystems:

(e) [Repealed]

(f) maintenance and enhancement of the quality of the environment:

(g) any finite characteristics of natural and physical resources:

(h) the protection of the habitat of trout and salmon:

- (i) the effects of climate change:
- (j) the benefits to be derived from the use and development of renewable energy.

The proposal is considered to appropriately uphold all relevant matters under the Resource Management Act, without generating any unreasonable or adverse environmental effects.

While the subdivision may not result in an immediate enhancement of amenity values, it is consistent with the anticipated outcomes of the Rural Living Zone. The proposed layout aligns with the existing subdivision pattern along Silkwood Lane and Lone Gum Lane, reflecting the established character of the surrounding area.

As Lot 2 is developed over time, the amenity values of the site are expected to progressively improve, reflecting the established character of neighbouring lifestyle properties. This contributes positively to the rural residential character of the locality while enabling the practical and efficient utilisation of surplus land that would otherwise remain underutilised.

Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.

ASSESSMENT OF THE ACTIVITY AGAINST SECTION 104(1)(B)

Section 104(1)(b)
any relevant provisions of—

- (i) a national environmental standard:
- (ii) other regulations:
- (iii) a national policy statement:
- (iv) a New Zealand coastal policy statement:
- (v) a regional policy statement or proposed regional policy statement:
- (vi) a plan or proposed plan;

Under various headings, the application covers all relevant provisions including, the Far North District Plan, National Environmental Standards, and Regional Policy Statements. There are no other relevant provisions.

An application must also include an assessment of the activity's effects on the environment that -

- (a) includes the information required by clause 6
- (b) address the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

CLAUSE 6

- (1) An assessment of the activity's effects on the environmental must include the following information:
- (a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

The proposed activity involves the subdivision of an existing rural residential property to enable the future establishment of a family home on a currently vacant site (Lot 2). Given the scale and nature of the proposal, it is not anticipated to generate any significant adverse environmental effects. The site is already modified and cleared of native vegetation, and no areas of ecological, cultural, or landscape significance are affected.

The activity does not result in the displacement of any existing land uses, nor does it adversely impact any indigenous flora or fauna. Effluent disposal will be managed through on-site secondary treatment systems in accordance with regional standards, and stormwater runoff will be addressed through natural absorption and the existing pond system.

When considered in the context of the wider environment—characterised by existing rural lifestyle development and increasing residential density—the proposed subdivision is low impact. It integrates effectively with surrounding land use patterns and does not introduce any conflicting activities. As such, no alternative location or method is considered necessary or more appropriate. The current site represents the most suitable location for the proposed activity, offering a logical and efficient use of land without compromising environmental quality or amenity values.

- (b) *an assessment of the actual or potential effects on the environment of the activity.*

The proposed subdivision is not expected to give rise to any significant adverse effects on the environment. The activity is consistent with the established rural residential character of the surrounding area and falls within the anticipated outcomes for the zone.

While cumulative effects from residential development can include effluent discharge, increased stormwater runoff, traffic movements, noise, and visual changes from built structures, these are well understood and commonly managed through existing district and regional plan provisions. In this case, all associated effects are considered to be less than minor:

Effluent Disposal: Will be managed through on-site secondary treatment systems (as described in the effluent report prepared by PK Engineering), designed in accordance with regional standards to protect water quality and minimise environmental impact.

Stormwater Management: The site has ample space for onsite disposal. Natural soakage and the presence of a natural gully contribute to mitigating increased runoff, reducing reliance on reticulated systems. An easement is proposed to include the Rights to drain stormwater over area 'F', which connects with the existing council stormwater easement in Gross areas B & C.

Traffic: The proposed additional lot will result in a minor increase in vehicle movements, which can be accommodated by the existing road network with no noticeable effect on safety or efficiency.

Noise and Visual Effects: These will be typical of rural residential development and are not anticipated to exceed the amenity thresholds expected within the Rural Living zone. Future dwellings will be subject to district plan rules regarding setbacks, height, and design, which will ensure any effects are appropriately managed.

Overall, the environmental effects of the proposed subdivision are considered to be well understood, limited in scale, and appropriately mitigated by the zone's existing controls and standard consent notice provision. No further investigations are required.

- (c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

Not applicable.

- (d) *if the activity includes the discharge of any contaminants, a description of -*
(i) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
(ii) *any possible alternative methods of discharge, including discharge into any other receiving environment:*

Effluent disposal would uphold high standards in accordance with TP-58 to ensure compliance with the Northland Regional Water and Soil Plan.

Effluent disposal standards would also be registered on a consent notice to inform future landowners of their responsibility to install secondary treatment for any new habitable building.

An effluent assessment has been carried out (see attached report by PK Engineering).

- (e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*

There are no issues to address.

- (f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

The proposed lots comply with the relevant discretionary activity standards, and no effects are anticipated that would trigger mandatory neighbour approval or public notification under Section 95 of the Resource Management Act.

To illustrate the scale of potential effects, it is important to recognise that the existing parent title, comprising 7,693m², supports the establishment of the existing residential unit, (one unit allowed per 4,000m²), in addition, the site may accommodate secondary buildings with a maximum site coverage of 10%, and total impermeable surfaces of up to 12.5%, under permitted activity standards.

Accordingly, the subdivision does not introduce any form of physical appearance that is not already enabled by existing planning provisions. It formalises an arrangement that aligns with anticipated land

use outcomes and does not create any additional or unforeseen environmental effects. This is a key consideration under Section 95, where the scale and nature of potential effects must be assessed in the context of what is already permitted.

- (g) *if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

No monitoring appears necessary.

- (h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

No concern.

(2)

A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

This is covered under the heading 'Northland Regional Policy Statement' below.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

- (1) *An assessment of an activity's effects on the environment must address the following matters:*

- (a) *any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*

The proposed subdivision is consistent with the established character and intended outcomes of the Rural Living zone. It reflects the prevailing land use pattern along Silkwood Lane and surrounding areas, which comprise lifestyle and rural-residential properties.

The proposal does not introduce any activities or development scale that would give rise to adverse social, economic, or cultural effects. The creation of one additional lot for residential use will not generate effects beyond those anticipated within the zone and will be absorbed into the existing settlement pattern with minimal disruption.

Cultural values, including those outlined in the Ngāti Rēhia Hapu Management Plan, have been considered. The proposal avoids significant vegetation clearance or land modification, aligns with water quality protection measures, and does not affect any identified sites of cultural significance. As such, no adverse cultural effects are anticipated.

Overall, the subdivision is considered to generate no more than minor effects on neighbouring properties or the wider community and is consistent with the social and environmental expectations for the area. The site maintains a spatial separation of approximately 70 metres from other developed properties, with a natural vegetated gully further reinforcing this separation. Existing dwellings along Silkwood Lane benefit from mature landscaping, which provides effective screening for outdoor living spaces. The size and placement of the proposed lots are in keeping with the anticipated development pattern of the zone, and accordingly, the visual effects, scale, and intensity of development are considered appropriate.

(b) *any physical effects on the locality, including any landscape, and visual effects.*

As above.

(c) *Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.*

The subdivision does not result in any habitat disturbance. The anticipated future building activity is within areas of easy contour, cleared, and with access formation already in place.

(d) *any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:*

The values outlined are not seen to be depleted in this instance.

There is no influence on Fisheries.

(e) *any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:*

Stormwater and sewage are the main discharges and these both present a standard level of effects through use of best practice as described under their respective headings 'Chapter 13 assessment',

(f) *any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*

To the best of our knowledge there are no concerns.

In summary, the proposal facilitates the efficient and sustainable use of currently underutilised land, enhancing its value and functionality for the landowner. By subdividing the land, the proposal adds additional residential capacity, contributing to the local housing market and supporting the broader social and economic wellbeing of the community.

Intended to be activated within a 5-year consent period, the subdivision aligns with the landowner's long-term plans, including potential retirement considerations.

The effects of the proposal are deemed to be less than minor, as determined by the comprehensive assessment of environmental effects. The subdivision does not generate any significant adverse effects and proves consistent with the purpose and principles of the Resource Management Act 1991. It optimises the use of land without placing undue pressure on the surrounding environment or integrity of the immediate community. The proposal does not create reliance on third parties or introduce environmental impacts that would conflict with the intent of sustainable land use and development.

CONSULTATION

The effects are considered less than minor not to require consultation.

NORTHLAND REGIONAL POLICY STATEMENT

The Northland Regional Policy Statement presents guidelines for the northland region but has limited relevance to this designated development zone.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity

Safeguard Northland's ecological integrity by:

- a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and*
- c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.*

There is no immediate risk to, or impact on, local ecosystems. The site is already supported by base infrastructure, and assessments have demonstrated that wastewater can be effectively and safely managed onsite without generating adverse effects or causing environmental concern.

6.1.1 Policy - Regional and district plans

Regional and district plans shall:

- (a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;*
- (b) Be as consistent as possible;*
- (c) Be as simple as possible;*
- (d) Use or support good management practices;*
- (e) Minimise compliance costs and enable audited self-management where it is efficient and effective;*
- (f) Enable subdivision, use and development that accords with the Regional Policy Statement; and*
- (g) Focus on effects and where suitable use performance standards.*

The proposed subdivision is consistent with the intent of regional and district planning provisions, aligning with the principles of enabling appropriate land use while minimising regulatory burden. In relation to the policy directives:

(a) The proposed variation introduces no unreasonable adverse environmental effects and is a practical, low-impact response to land management. Regulation, in this case, should be applied only to the extent necessary to formalise an outcome that already aligns with planning expectations and land use capability.

(b) & (c) The subdivision promotes consistency with the established pattern of rural-residential development along Silkwood Lane and reflects a straightforward design that maintains simplicity in implementation.

(d) The proposal incorporates good management practices, such as onsite wastewater treatment, secure water supply arrangements, and future-proofing via easements for possible reticulated connections, ensuring long-term serviceability without burdening public infrastructure.

(e) By utilising existing infrastructure and enabling self-managed services, the proposal minimises compliance costs and supports efficient resource use..

(f) The subdivision is well aligned with the Regional Policy Statement, as it supports compact rural residential growth in an area already established for such use. It contributes to housing supply without detracting from productive land, ecological values, or regional infrastructure.

(g) The focus remains on managing effects. The proposal has demonstrated through assessment that effects on the environment are less than minor.

In summary, the subdivision reflects a sound application of the policy framework. It facilitates better utilisation of non-productive land, supports personal and economic wellbeing, and can reasonably be assessed as an enabling activity under the Resource Consent process.

NATIONAL ENVIRONMENTAL STANDARDS

The property is not considered to be subject the NES for assessing and managing contaminants in soil to protect human health 2011, to warrant a Preliminary site Investigation Report for potential soil contamination.

There are no other national environmental standards applicable to the application site and subdivision activity.

DISTRICT PLAN

The property is located in the Rural Living zone and is not listed as having any Outstanding Landscape.

OBJECTIVES AND POLICIES (Subdivision)

Objective 13.3.1

To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural wellbeing of people and communities.

The proposed subdivision is consistent with the purpose and expectations of the Rural Living Zone, where lifestyle development is anticipated. The design is modest and sensitive to the surrounding pattern of development, reinforcing the established semi-rural character without over-intensifying land use. The lots created are of a scale suitable for rural-residential occupation, supporting social and economic wellbeing by enabling the efficient use of underutilised land.

The provision for independent onsite water supply and wastewater systems ensures resilience and reduces pressure on public infrastructure, thereby aligning with sustainable resource management. Furthermore, by contributing an additional lot suitable for housing, the subdivision supports local housing supply and community wellbeing in an area well-suited for growth.

Objective 13.3.2

To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.

The subdivision avoids any significant environmental disruption. No clearance of native vegetation or alteration of sensitive landscapes is proposed. Wastewater will be treated to secondary standards and managed entirely onsite with appropriate setbacks from natural features, ensuring the life-supporting capacity of soil and water resources is not compromised.

There is no conflict anticipated with surrounding activities, and no risk of reverse sensitivity effects, as the proposal is consistent with the prevailing residential pattern. The activity is low-impact and fully self-contained, with all potential effects assessed as less than minor.

Objective 13.3.3

To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.

The site is not located within, nor does it adjoin, an area identified as an outstanding natural landscape or natural feature, and is not within the coastal environment as defined by the plan. There is no visual intrusion or loss of landscape values resulting from the subdivision. The landform and surrounding topography are gently contoured and already modified for residential use, supporting a conclusion that the proposed activity poses no threat to landscape protection objectives.

Objective 13.3.4

To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.

There are no scheduled or known heritage resources on or near the subject site. Accordingly, the subdivision does not give rise to any alienation of historic features or loss of heritage context. The existing character of the area—predominantly residential lifestyle blocks—is maintained and subtly reinforced through the proposed lot layout.

As described the proposal is considered to correlate with and uphold the intentions of the subdivision objectives and policies.

ALLOTMENT SIZES 13.7.2

(Table 7)

Status	Rural Living Zone (Far North District Plan)
Controlled Activity	<i>The minimum lot size is 4,000m² (with provision for stormwater and wastewater disposal as a necessary part of the application).</i>
Discretionary Activity	<i>The minimum lot size is 3,000m² (with provision for stormwater and wastewater disposal as a necessary part of the application).</i>

Lot 1 = 4630m² (+ Lot 24 DP 572115) 6481m²

Lot 2 = 3017m²

The proposed allotment sizes could nearly be configured to align more closely with the Controlled Activity standards; however, it is considered that the minor shortfall of 983m² for proposed Lot 2 does not undermine the intended outcomes of the zone provisions. The subdivision maintains the underlying intent of the Rural Living Zone by facilitating low-density development consistent with the character and expectations of the area.

The effects associated with this slight deviation from the Controlled standard are consistent with the preferred direction of the “Proposed District Plan” where higher densities are encouraged, and therefore are assessed as *less than minor*, with no discernible impact on the environment or neighbouring properties. Essential servicing components, including onsite effluent disposal and stormwater management, have been appropriately addressed in accordance with relevant assessment criteria described following.

Furthermore, the proposed lots retain sufficient width and shape to accommodate a compliant 30m x 30m building platform, while maintaining the required 3-metre yard setbacks, ensuring functional and practical development potential.

RURAL LIVING ZONE

ASSESSMENT CRITERIA CHAPTER 13 FAR NORTH DISTRICT PLAN

13.10

Allotment Sizes and Dimensions

The proposed allotments are of appropriate dimensions to accommodate the key functional requirements of rural residential living, including the provision for a primary dwelling, on-site parking and manoeuvring, outdoor living space, effluent disposal, and stormwater management.

While Lot 2 is marginally reduced in size relative to the Controlled Activity threshold, it remains consistent with the scale and pattern of development commonly found within the Rural Living Zone and supported under the discretionary standards. The lot size is reflective of the prevailing character of the surrounding area and aligns with outcomes frequently supported by the zone provisions.

As such, the proposed lot configuration does not undermine the purpose or intent of the subdivision guidelines, and the reduced area of Lot 2 is not considered to generate any adverse effects that would warrant concern. The proposal remains a practical and well-integrated subdivision outcome within the existing rural living context.

Lot 1 is an approved existing environment with no concerns.

Hazards

The sites do not present any known natural hazards other than flooding through the gully which does not comprise the building site on Lot 2 or the existing dwelling on Lot 1.

Water Supply

Potable water is easily obtainable through roof surface catchment and storage in water tanks.

Fire fighting water supplies are available from the existing fire hydrant at the end of Silkwood Lane, being no further than 130-metres from the anticipated future building site on Lot 2.

Stormwater

Lot 1 has an impermeable surface area of 725m² or 11% coverage and therefore complies with the permitted rule:

8.7.5.1.5 STORMWATER MANAGEMENT The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 12.5% or 3,000m², whichever is the lesser.

Note: It is recommended that the Low Impact Design principles are used where appropriate to promote the on-site percolation of stormwater to reduce runoff volumes and to protect receiving environments from the adverse effects of stormwater discharges.

Low impact design techniques are employed through the use of a well-vegetated gully and natural pond landscaping, which replicate natural stormwater control and retention processes, effectively reducing stormwater impacts during typical storm events.

Lot 1 has a feature pond 370m² that under normal rain events naturally attenuates stormwater before discharging to the gully below. The outlet box culvert takes 130lt/sec before backing up and over topping the crossing.

Lot 2 is able to drain most of the future building site and parking area stormwater back towards the Crossing within easement 'F', which includes Rights to drain water.

Assertive stormwater management is not necessary given there is no risk to life or property within the immediate lower catchment gully, and the current impermeable surface cover upholds permitted activity guidelines.

The pond is considered well-formed and a reasonable re-creation of a natural environment that can cater for a 1 in 100 year overflow without compromising access to Lot 2.

The stormwater calculations assess the upper catchment as described on the catchment plan attached prepared by Donaldsons Surveyors.

Sewage

Effluent disposal has been assessed pursuant to TP-58 supporting future building activity on proposed Lot 2.

Lot 1 has the existing dwelling with an approved wastewater treatment system.

Power & Telecommunication

Power and telephone connections exist on Lot 1 and to the boundary of Lot 2.

Top Energy Ltd and Chorus NZ Ltd were consulted with standard connection requirements.

Power and telephone cables were located in conduits before the crossing was laid and extend to the site boundary. Clearance from service providers will be obtained prior to 224c certification.

Easements - Covenants - Amalgamation Conditions

There is one existing easement for purpose of drainage rights created by D683957.4, in favour of FNDC as detailed on the scheme plan.

Proposed easements include Rights of Way and service rights in favour of Lot 2 over Lot 1.

Existing consent notices include CONO 12370541.10 & CONO 13236599.3, both are to cancel and be recreated to suit as follows:

Cancellation pursuant to Section 221(3)RMA.

The cancellation is required to avoid a disorderly arrangement of notice schedules relating to earlier parcels of land that now differ in configuration, making it difficult to interpret.

Proposed / recreated Consent Notice pursuant to Section 221 RMA:

The following is existing consent notice 12370541.10 to be deleted insofar as it relates to Lots 1 & 2, and the proposed replacement consent notice that regenerates applicable schedules relating to Lots 1 & 2.

<p>CONO 12370541.10</p> <p>REGARDING RC2180670-RMAVAR/C Being the subdivision of Lot 2 DP 351178 North Auckland Registry</p> <p>PURSUANT to section 221 and for the purpose of section 224 (c) (ii) of the Resource Management Act 1991, this consent notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.</p> <p><u>SCHEDULE</u></p> <p><u>Lots 8, 9, 10, and 11 DP 572115</u></p> <p>(i) The lots contain areas which are identified by Northland Regional Council as likely to be flood susceptible, wherein there is a potential risk to life, property and the environment due to natural hazard processes.</p> <p>DELETE ALL BEING RELEVANT TO OTHER ALLOTMENTS</p> <p><u>Lots 1 to 18 DP 572115</u></p> <p>(ii) In conjunction with the construction of any building which includes a wastewater</p>	<p>REGARDING RC _____ Being the subdivision of Lot 1 DP 611329 North Auckland Registry</p> <p>PURSUANT to section 221 and for the purpose of section 224(c)(ii) of the Resource Management Act 1991, this consent notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.</p> <p><u>SCHEDULE</u></p> <p>(i) In conjunction with the construction of any building requiring building consent, the lot owner shall submit for the approval of Council a report prepared by a suitably qualified and experienced practitioner, detailing the on-site retention and flow attenuation of stormwater from the site such that the flow is limited to the pre-development level for rainfall events up to those with a 10% AEP plus allowance for climate change. [LOT 2]</p>
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~~treatment and effluent disposal system, the lot owner shall submit for Council approval an onsite wastewater TP58 report prepared by a chartered professional engineer or an approved Council report writer.~~

~~The report shall and identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area, plus a reserve disposal area.~~

DELETE ALL. THIS IS BEING RECREATED BY THE PROPOSED COVENANT BELOW SPECIFIC TO PK ENGINEERING ASSESSMENT, AND NEED ONLY RELATE TO LOT 2, WHERE LOT 1 IS ALREADY DEVELOPED.

~~(iii) In conjunction with the construction of any building requiring building consent, the lot owner shall submit for the approval of Council a report prepared by a suitably qualified and experienced practitioner, detailing the on-site retention and flow attenuation of stormwater from the site such that the flow is limited to the pre-development level for rainfall events up to those with a 10% AEP plus allowance for climate change.~~

RECREATE RELEVANT TO LOT 2

Lot 24 DP 572115

~~(iv) The owner shall not build any construction within the restrictive land covenant area as detailed on the approved survey plan~~

~~(v) The land shown as area 'W' on the approved survey plan is subject to a restrictive covenant in favour of Far North District Council for future road.~~

~~(vi) Council is entitled to take the covenant land referenced in point (v) above and in~~

Lot 24 DP 572115

(ii) The owner shall not build any construction within the restrictive land covenant area as detailed on the approved survey plan

(iii) The land shown as area 'W' on the approved survey plan is subject to a restrictive covenant in favour of Far North District Council for future road.

(iv) Council is entitled to take the covenant land referenced in point (v) above and in condition 4(l)(v) of subdivision consent RC2180670 for roading purposes at any time without fee.

<p>condition 4(l)(v) of subdivision consent RC2180670 for roading purposes at any time without fee.</p> <p>MAINTAIN ALL - RECREATE</p>	
<p>CONO 13236599.3</p> <p>REGARDING CER-2240221-CER224/A Being the Subdivision of LOT 24 DP 572115 LOT 1 DP 351178</p> <p>North Auckland Registry PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.</p> <p>SCHEDULE Lots 1 and 2 DP 611329</p> <p>i The Lot is identified as being within a kiwi present zone. Any cats and/or dogs kept onsite must be kept inside and/or tied up at night to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.</p> <p>MAINTAIN ALL - RECREATE</p> <p>i At the time of lodging a building consent application, provide a specific design for stormwater management, prepared by a suitably qualified Chartered Professional Engineer or other suitably qualified person, which addresses stormwater management measures being proposed in the application.</p> <p>RECREATE RELEVANT TO LOT 2</p>	<p>i) The Lot is identified as being within a kiwi present zone. Any cats and/or dogs kept onsite must be kept inside and/or tied up at night to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs. [LOTS 1 & 2]</p> <p>ii) All habitable buildings or Importance level 2 and greater structures (as defined in AS/NZS 1170) will require engineering assessment for foundations and ground suitability. Design must be by a Chartered Professional Engineer with recognised competence in relevant geotechnical, structural matters and include an indication of construction monitoring requirements for the foundation construction. The foundation design details must be submitted in conjunction with the Building Consent application. [LOT 2]</p>

Lot 2 DP 611329

~~i At the time of lodging a building consent application for a future dwelling, a vehicle crossing must be constructed in accordance with Maps 18, 22 and 23 (vehicle crossing – residential) of the FNDC Engineering Standards (May 2023).~~

DELETE ALL BEING RELEVANT TO OTHER ALLOTMENTS

~~i In conjunction with the construction of any building requiring building consent and associated impermeable surface on allotment, the lot owner must submit for approval of councils Consent Engineer or designate in conjunction with the Building Consent application a stormwater management report and design with Water Sensitive Design (WSD) stormwater mitigation measures. The system must be designed as such that the stormwater discharged from the site, after development, does not cause adverse effects on receiving environments, such surface erosion or damage to Waipapa River reserve zone. Discharges are to be to an appropriate protected outfall including a suitable allowance for climate change. (The use of grass swales and an onsite soakage system is the preferred option). The report must be prepared by a suitably qualified and experienced practitioner.~~

RECREATE RELEVANT TO LOT 2

~~i All habitable buildings or Importance level 2 and greater structures (as defined in AS/NZS 1170) will require engineering assessment for foundations and ground suitability. Design must be by a Chartered Professional Engineer with recognised competence in relevant geotechnical, structural matters and include an indication of construction monitoring requirements for the foundation construction. The foundation design details must be submitted in~~

~~conjunction with the Building Consent application.~~

RECREATE RELEVANT TO LOT 2

~~i Electricity supply is not a condition of this consent and power has not been reticulated to the boundary of the lot. The lot owner is responsible for the provision of the reticulated power supply to the site at building consent stage during the construction of any dwelling.~~

DELETE ALL - ELECTRICITY WILL BE PROVIDED TO THE LOTS

~~i In conjunction with the construction of a future dwelling, the Lot owner must obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system must be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 requirements.~~

RECREATE RELEVANT TO LOT 2

~~i In conjunction with the construction of any building on-site, sufficient supply for firefighting purposes is to be provided by way of hydrants, tanks or other approved means and are to be positioned so that it is safely accessible for this purpose within the lot. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ-PAS 4509:2008.~~

DELETE ALL - FIRE FIGHTING HYDRANT ON SILKWOOD LAND IS WITHIN 120M OF BOTH LOTS 1 & 2.

~~i The allotment contains areas which are identified by Northland Regional Council as likely to be flood susceptible, wherein there is a potential risk to life, property and the environment due to~~

~~natural hazard processes. Any built development intended to be undertaken within these areas may require a suitably qualified and experienced Engineer's report to be lodged, to set a floor level safe from a 100-year flood event with an allowance for climate change.~~

DELETE ALL - FLOODING DOES NOT AFFECT EITHER LOTS 1 OR 2.

Proposed Consent Notice schedule pursuant to Section 221 RMA:

1)
Effluent disposal requirements in accordance with the report prepared by PK Engineering Ref 25-003, Dated April 2025. [LOT 2]

Overall, there are no adverse effects caused by the cancellation of the consent notice because all applicable schedules are being recreated. Many of the cancelled parts also included repetition or related to other parcels of land.

Amalgamations

Proposed amalgamation condition pursuant to Section 241(1):

That Lot 1 hereon be held with Lot 24 DP-572115, and that one RT be issued to include both parcels.

Proposed amalgamation cancellation pursuant to Section 241(3):

That Lot 1 hereon and Lot 24 DP-572115, be held in the same computer register (LINZ ref 1884871).

Lot 24 DP 572115 is located along Lone Gum Lane, and defines a small area of land intended to vest as public road in the future. Until then it is held in the same ownership as the application site. This position would resume and continue hereon with proposed Lot 1.

Access

Access is off the end of Silkwood Lane, where a formed entrance and access leads to the existing residence on Lot 1, and farther onwards to the boundary of Lot 2.

Parking and manoeuvring is no issue, and the access formation 3m wide (metalled) is up to standard not to require upgrading. The number of traffic movements along the private driveway assuming both Lots 1 & 2 had a residential unit would be 20 one-way movements. The maximum length of the shared between Lots 1 & 2 is approximately 50m and therefore does not require any passing bay. Sight visibility is good along an easy straight alignment, similarly at the entrances onto the cul-de-sac head of Silkwood Lane.

The crossing over the stormwater flowpath entering Lot 2 is suitable to allow floodwaters from a 1 in 100 year event to pass over, based on the catchment area of 4.5ha. The depth of water would not exceed 200mm and therefore complies with the Council Engineering Standards and Guidelines.

The crossing is a structure that was permitted under the Regional Water and Soil Plan for Northland, respective to Rule 29.3 Culvert Crossings, which has since been replaced.

The replacement rule became operative in 2006, and as outlined under the respective heading Regional Water and Soil Plan for Northland below. Overall, the fact the crossing was constructed and permitted prior to the new rule, means it is a permitted use right.

An engineering assessment of the crossing structure was carried out under separate cover and confirms it is suitable for all traffic commonly associated with a residential activity. See attached report by PK Engineering.

TRANSPORTATION

15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A.2 PERMITTED ACTIVITIES

15.1.6A.2.1 TRAFFIC INTENSITY

This rule only applies when establishing a new activity or changing an activity on a site.

The Traffic Intensity Factor for a site in this zone is 20 daily one way movements. The Traffic Intensity Factor shall be determined by reference to Appendix 3A in Part 4.

This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.

Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

Associated traffic movements from both lots (assuming each lot has a single residential unit), by definition, are exempt.

15.1.6B PARKING

15.1.6B.1 PERMITTED ACTIVITIES

15.1.6B.1.1 ON-SITE CAR PARKING SPACES

Where:

- (i) an activity establishes; or*
- (ii) the nature of an activity changes; or*
- (ii) buildings are altered to increase the number of persons provided for on the site;*

Both lots are intended for a single residential units (dwelling), which require 2 parks each, and this is readily possible with adequate tracking curves and manoeuvring areas.

15.1.6B.1.2 - 15.1.6B.1.4 (being access onto Williams Road, Kerikeri Road & Accessible car parks)

Not applicable.

15.1.6B.1.5 CAR PARKING SPACE STANDARDS

Both lots are able to create onsite car parks and achieve safe manoeuvring compliant with dimension standards of Appendix 3D.

15.1.6B.1.6 LOADING SPACES

Not applicable.

15.1.6C ACCESS

15.1.6C.1 PERMITTED ACTIVITIES

15.1.6C.1.1 Private accessways in all zones

(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.

Appendix 3B-1

Standards for private access

The lots do share access along easement 'E', 'B', 'F'.

The carriage is 3m wide and metalled.

The legal width exceeds 5m.

There are no grades over 1:5.

Stormwater is well controlled.

Appendix 3B-2

Standards for Roads to vest.

There is no road vesting.

Appendix 3C

Parking spaces required.

As described the lots comply.

Appendix 3D

Manoeuvring and parking space dimensions

(90° regular user = width 2.5m (total depth one row 11.6m)

No concern.

Appendix 3E

Tracking curves

Compliant.

15.1.6C.1.1**(a)**

The access complies with Appendix 3B1.

(b)

Applicable only to urban & commercial zones.

(c)

A private accessway may serve a maximum of 8 household equivalents.

Not applicable.

(d) Where a subdivision serves 9 or more sites, access shall be by public road.

Not applicable.

(e) Access shall not be permitted:

(i) onto a State Highway or a Limited Access Road;

Not applicable.

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;

Not applicable.

(iii) onto an arterial or collector road within 30m of its intersection with a local road;

Not applicable.

(iv) onto a local road within 30m of its intersection with an arterial or collector road;

Not applicable.

(v) onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive). This rule does not apply to sites with lawfully established access points (as at 6 September 2001) onto Kerikeri Road.

Not applicable.

(vi) onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.

Not applicable.

15.1.6C.1.2 Private Accessways in urban zones

Not applicable.

(b) Commercial zones.

Not applicable.

(c) All private accessways in all urban zones which serve two or more activities are to be sealed or concreted

Not applicable.

15.1.6C.1.3 Passing bays on private accessways in all zones

No passing bays necessary.

15.1.6C.1.4 ACCESS OVER FOOTPATHS

There is no change to existing layout.

15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES

(a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

There is no change to existing layout.

15.1.6C.1.6 Vehicle Crossing Standards in Urban zones

Not applicable.

15.1.6C.1.7 General Access Standards

(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.

The lots are able to safely manoeuvre vehicles onsite without having to reverse onto legal road.

(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.

The existing and future access formations are able to allow for heavy ridged vehicles.

(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.

Berms are grassed.

(d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.

Stormwater from formations sheetflow without any concentration points before naturally displacing to the defined overland flowpaths (gully), which supports the removal of nonpoint source contaminants by way of natural soakage during a storm's inception.

15.1.6C.1.8 Frontage to existing roads

(a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the Council.

Silkwood Lane proves to be in good condition with a sealed formation and kerb channel controlling stormwater.

No upgrades are required.

(b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements.

No concern.

(c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:

(i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site;

Not applicable.

(ii) is from the road or service lane or ROW that carries the lesser volume of traffic.

Not applicable.

(d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.

To rectify road alignments entering private property, recent road acquisitions were undertaken by local authority as defined by the Survey Office Plans (SO 440211 and SO 462258).

No concern.

15.1.6C.1.9 New Roads

Not applicable.

15.1.6C.1.10 Service lanes, cycle and pedestrian accessways

Not applicable.

15.1.6C.1.11 Road designations

Not applicable.

The proposal is considered to uphold all the transportation standards as a permitted activity.

EFFECT OF EARTHWORKS AND UTILITIES

(a) Whether the effects of earthworks and the provision of services to the subdivision will have an adverse effect on the environment and whether these effects can be avoided, remedied or mitigated.

There are no earthworks proposed.

Building Locations

The site provides adequate building opportunities.

Preservation

There are no known natural features considered worthy of protection.

Soil

There is no adverse impact on soil life supporting capacity.

Access to waterbodies

Not applicable.

Land Use incompatibility

The proposal is consistent with the surrounding land use activities and reflects the evident development trend in the locality. It does not introduce any land use conflicts or incompatibility issues, and instead supports the continued integration of rural lifestyle development in a manner that complements the established character of the area.

RURAL LIVING ENVIRONMENT

The existing residence on Lot 1 complies with all permitted activity standards as a result of the subdivision, and was originally approved under the Building Act.

ENVIRONMENTAL OUTCOMES EXPECTED

8.7.2.1 A Rural Living Zone where residential living on small rural lots is compatible with those other rural activities that have an emphasis on production rather than lifestyle.

8.7.2.2 A Rural Living Zone where the controls on the activities ensure a high standard of privacy and amenity for residential activities.

8.7.2.3 A Rural Living Zone where activities are self-sufficient in terms of water supply, sewerage and drainage, while not causing adverse effects on the environment.

The scale of the proposal and nature of the subject site is considered to uphold the outcomes expected.

OBJECTIVES AND POLICIES

8.7.3.1 To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.

8.7.3.2 To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.

8.7.4.2 That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.

8.7.4.3 That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for on-site effluent disposal.

8.7.4.4 That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.

8.7.4.5 That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.

8.7.4.6 That home-based employment opportunities be allowed in the Rural Living Zone.

The objectives and policies for the Rural Living Zone strongly indicate that this area is intended for a highly flexible and diverse range of residential and non-residential activities. In particular, the provisions confirm that there are no restrictions on housing types or forms of accommodation (Objective 8.7.4.4), and that non-residential activities are anticipated, provided they maintain compatibility with the existing character of the environment (Objective 8.7.4.5).

Home-based employment opportunities are also explicitly supported (Objective 8.7.4.6), further reinforcing the expectation for a mixed and adaptable living environment.

The proposed subdivision is entirely consistent with these intended outcomes. The development pattern achieves a style of development at the urban periphery where different types of activities can coexist compatibly (Objective 8.7.3.1). The subdivision provides for low-density residential use, avoiding the need for more intensive development that could compromise the rural and natural environment (Objective 8.7.3.2). By carefully managing density, the proposal also reflects the Rural Living Zone's purpose of maintaining semi-urban character without introducing the adverse effects associated with more urbanised forms of subdivision (Objective 8.7.4.2).

Lot sizes are sufficient to provide generous outdoor living areas and, where necessary, support on-site effluent disposal (Objective 8.7.4.3).

The effects of the proposed subdivision are well in line with the expected growth and character anticipated for the Rural Living Zone. Lot 1 represents an existing residential use, and the associated effects are already understood and accepted within the environment. Furthermore, the residential activities proposed will have significantly lower impacts than the broader range of non-residential activities also supported by the zone's policies.

The efficient use of a single access formation avoids the need for constructing additional roading infrastructure, thereby minimising environmental impacts and maintaining the rural landscape. Overall, the proposal will not create any disconnection with the existing environment. Instead, it promotes the continuation of the surrounding land use character with effects that are considered to be less than minor.

NATURAL AND PHYSICAL RESOURCES

There is no vegetation clearance and no earthworks required.

SUMMARY

In summary, the subdivision assessment criteria prove to be suitably in line with the principles and purpose of the Resource Management Act without cause to any unreasonable environmental effects either at the subdivision stage or proceeding development.

The necessary infrastructure, including wastewater disposal, is already in place and operating appropriately. Landscaping further supports stormwater management, and no additional engineering works are needed. Overall, the proposal results in no more than minor effects on the environment.

The status of the subdivision maintains a less than minor effect, being in accordance with the intentions of the Rural Living zone and overall Rural Environment. The description of objectives and policies finds no irregularities with the subdivision parameters, supporting the discretionary status.

REGIONAL WATER AND SOIL PLAN FOR NORTHLAND

In outline of the existing crossing that would be used to access proposed Lot 2 the following addresses the crossings permitted status under the Regional Water and Soil Plan for Northland.

Additionally, the crossing upholds existing use rights.

The crossing is mixed between being a culvert crossing and ford crossing and accordingly both are detailed.

Permitted Activities

SECTION 29.1 CULVERT CROSSING

The use, placement, replacement, repair to, alteration of a culvert crossing on the bed of a river or lake and any associated excavation or disturbance of the bed, and diversion of water through the structure is permitted activity provided that:

(a) *The length of the culvert crossing does not exceed 25m and is of sufficient size to contain the bankfull flow without causing flooding onto neighbouring properties.*

The length of the culvert crossing is approximately 3m long and 6m wide and there are no neighbouring properties to cause any flooding issues.

(b) *There are no adverse flooding or erosion effects on any upstream, adjoining or downstream properties as a result of the activity.*

There are none.

(c) *The works shall include provision of an overland flowpath on the same property to ensure the safe passage of a 1 in 100 year event period flood flow event.*

The flood water overtops a concrete spillway (the crossing) and goes directly into a gully without influencing any adjoining properties.

Instead of a standard culvert pipe, a box culvert structure has been constructed from concrete and steel cattle stop bars. The box dimensions are:

390mm wide x 270mm vertical

The grade is 1:250

The quantity = 130lt/sec at a velocity of 1.2m/s.

The upper catchment area has been calculated at 8.0ha (see attached catchment plan) and a post development impermeable surface cover of 20% has been applied. The time of concentration has been estimated at 20-

minutes.

Grass surface = 1.6ha Q100 = 500 lt/sec

Impermeable surface = 6.4ha Q100 = 630 lt/sec

TOTAL Q100 = 1130 lt/sec

Calculating the flow across the concrete spillway based on a Q₁₀₀ event.

6m wide concrete spillway

Grade of 1% (approx.)

Depth of 200mm

Total flow 1196 lt/sec @ 1.9 m/s

OK

(d) *During the disturbance of the bed*

Not applicable being an as-built situation.

(e)

The activity does not take place in any dune lake.....

No concern.

(f) *It is not regulated by rule 27.03.02.*

Not applicable.

(g) *The activity complies with the Environmental Standards in 29.01.11*

See below.

This is an existing use situation and no modifications or upgrades are proposed, therefore does not apply.

IMAGES OF THE CROSSING STRUCTURE



PROPOSED DISTRICT PLAN

The site is located in the Rural Residential Zone (RRZ) under the Proposed District Plan.

The role of the Rural Residential zone is to provide an opportunity for people to enjoy a spacious, peri-urban living environment located close to a settlement. The Rural Residential zone is located on the fringe of the District's settlements and provides a transition to the surrounding Rural Production and/or Rural Lifestyle and Horticulture zones.

Objectives

RRZ-O1 *The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.*

The immediate vicinity defines an absolute rural residential character.

RRZ-O3 The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.

The proposal supports this direction.

RRZ-O4 Land use and subdivision in the Rural Residential zone:

- a. maintains rural residential character and amenity values;
- c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.

The proposal supports this direction.

Policies

RRZ-P1 Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential Zone, while ensuring their design, scale and intensity is appropriate, including:

- a. rural residential activities;
- ~~b. small-scale farming activities;~~
- c. home business activities;
- d. visitor accommodation; and
- e. small-scale education facilities.

The proposal supports this direction and the site has no relevance for small scale farming.

RRZ-P2 Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential Zone including:

- a. activities that are contrary to the density anticipated for the Rural Residential Zone;
- b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and
- c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement Zone.

No concern.

RRZ-P3 Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other nonproductive activities on primary production activities in adjacent Rural Production Zones and Horticulture Zones.

No concern.

RRZ-P4 Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:

- a. telecommunications:
 - i. fibre where it is available;
 - ii. copper where fibre is not available;
 - iii. copper where the area is identified for future fibre deployment.
- b. local electricity distribution network.

No concern.

The subdivision proposal is consistent with the objectives and policies without being repugnant to their intent.

District Wide Matters

Provisions under earthworks, natural hazards, heritage, ecosystems and indigenous biodiversity have immediate legal effect. The proposal is not affected by any of those parameters.

Summary of Proposed District Plan

The proposed District Plan has limited legal effect, and those standards applicable all prove to have effects less than minor not to require further assessment.

The proposal is considered to accord with relevant objectives and policies under the proposed district plan.

CONCLUSION

The subject site presents no vulnerable environmental characteristics, nor does the subdivision contribute to any degradation of wider environmental values. The proposed subdivision is consistent with the objectives and policies of the Rural Living Zone, demonstrating that any potential effects on the environment will be less than minor. The proposed district plan has limited legal effect.

Stormwater is appropriately directed to a pond and vegetated gully, maintaining the site's natural drainage patterns and supporting soil stability. Wastewater is able to be treated onsite in accordance with TP-58 regulations and permitted criteria of the NRC Plan.

The proposal is not contrary to the higher order planning documents, including the Northland Regional Policy Statement, and demonstrates clear alignment with the relevant policy framework.

Where applicable existing use rights pursuant to Section 10 RMA have been applied, concluding that the subdivision overall upholds the Purpose and Principles of Part 2 of the Resource Management Act 1991 and contains sufficient information to meet the requirements of Clauses 6 and 7 of Schedule 4 of the Act for an assessment of environmental effects.

In light of the overall planning framework and assessment of effects, the application is considered appropriate and is recommended to the local authority for approval, subject to standard conditions of consent.



Micah Donaldson
MNZIS - Assoc. NZPI - RPSURV

DONALDSONS

Land / Engineering Surveyors and Development Planners





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **1212180**
Land Registration District **North Auckland**
Date Issued 19 March 2025

Prior References
1038416

Estate Fee Simple
Area 9544 square metres more or less
Legal Description Lot 1 Deposited Plan 611329 and Lot 24
Deposited Plan 572115

Registered Owners
Gregory Harold Moir and David Ross Horrell

Interests

Appurtenant hereto is a right to drain water specified in Easement Certificate D203729.5 - 10.10.1997 at 1.10 pm

Appurtenant to part Lot 1 DP 611329 formerly Lot 18 DP 204963 is a right to drain water specified in Easement Certificate D574439.7 - 25.1.2001 at 9.00 am

The easements specified in Easement Certificate D574439.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain water over Lot 1 DP 611329 marked A on DP 611329 in favour of Far North District Council created by Transfer D683957.4 - 26.2.2002 at 9.00 am

The easements created by Transfer D683957.4 are subject to Section 243 (a) Resource Management Act 1991

12370541.3 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 cancelling part of the easement condition on plan DP 203527 described in Easement Certificate D574439.7 - 4.5.2022 at 11:56 am

12370541.4 Surrender of the right to drain water as to part marked B on DP 203527 specified in Easement Certificate D574439.7, appurtenant to part Lot 1 DP 611329 formerly Lot 18 DP 204963 - 4.5.2022 at 11:56 am

12370541.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.5.2022 at 11:56 am (affects Lot 24 DP 572115)

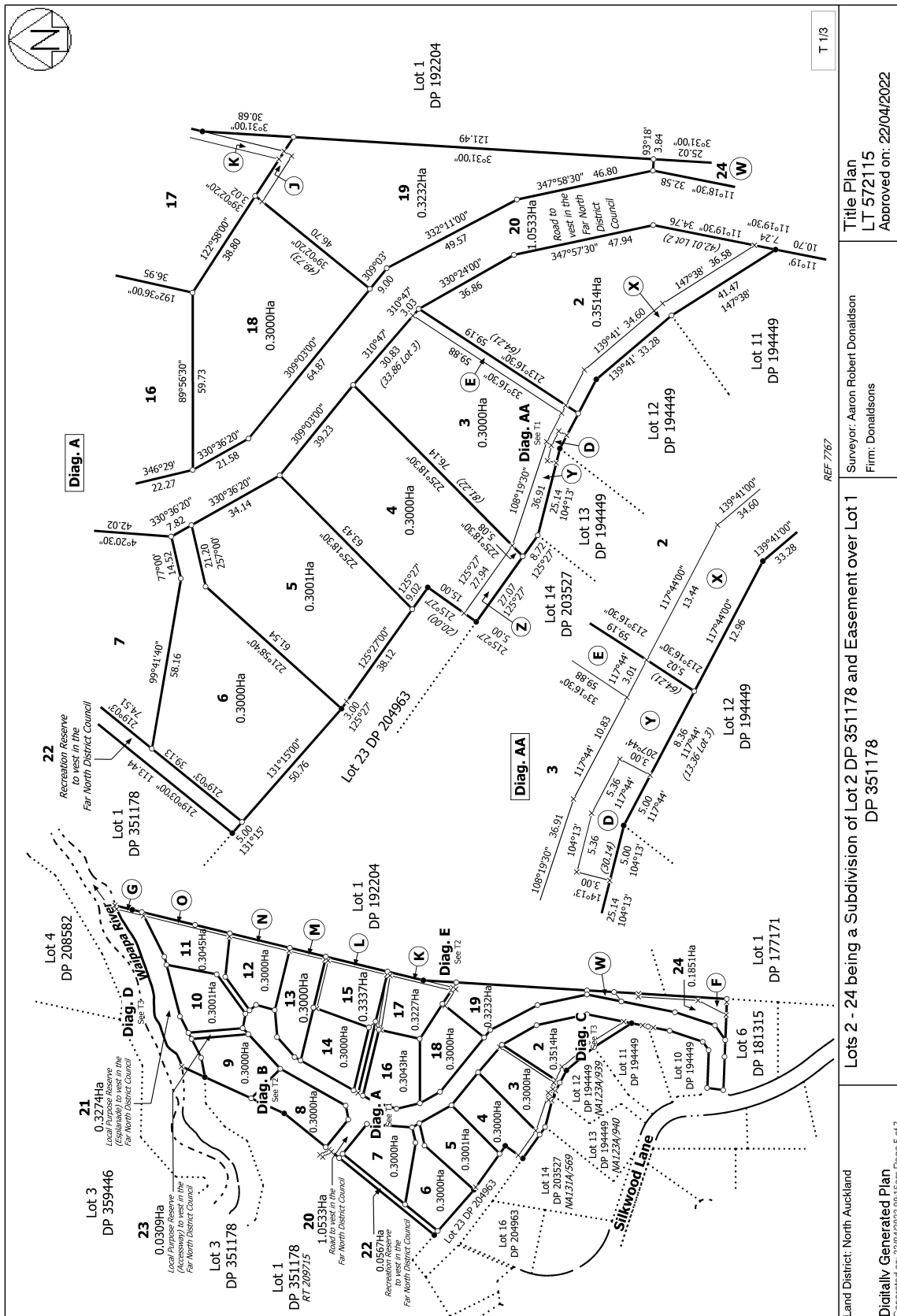
Subject to a right (in gross) to drain water over Lot 24 DP 572115 marked F on DP 572115 in favour of Far North District Council created by Easement Instrument 12370541.12 - 4.5.2022 at 11:56 am

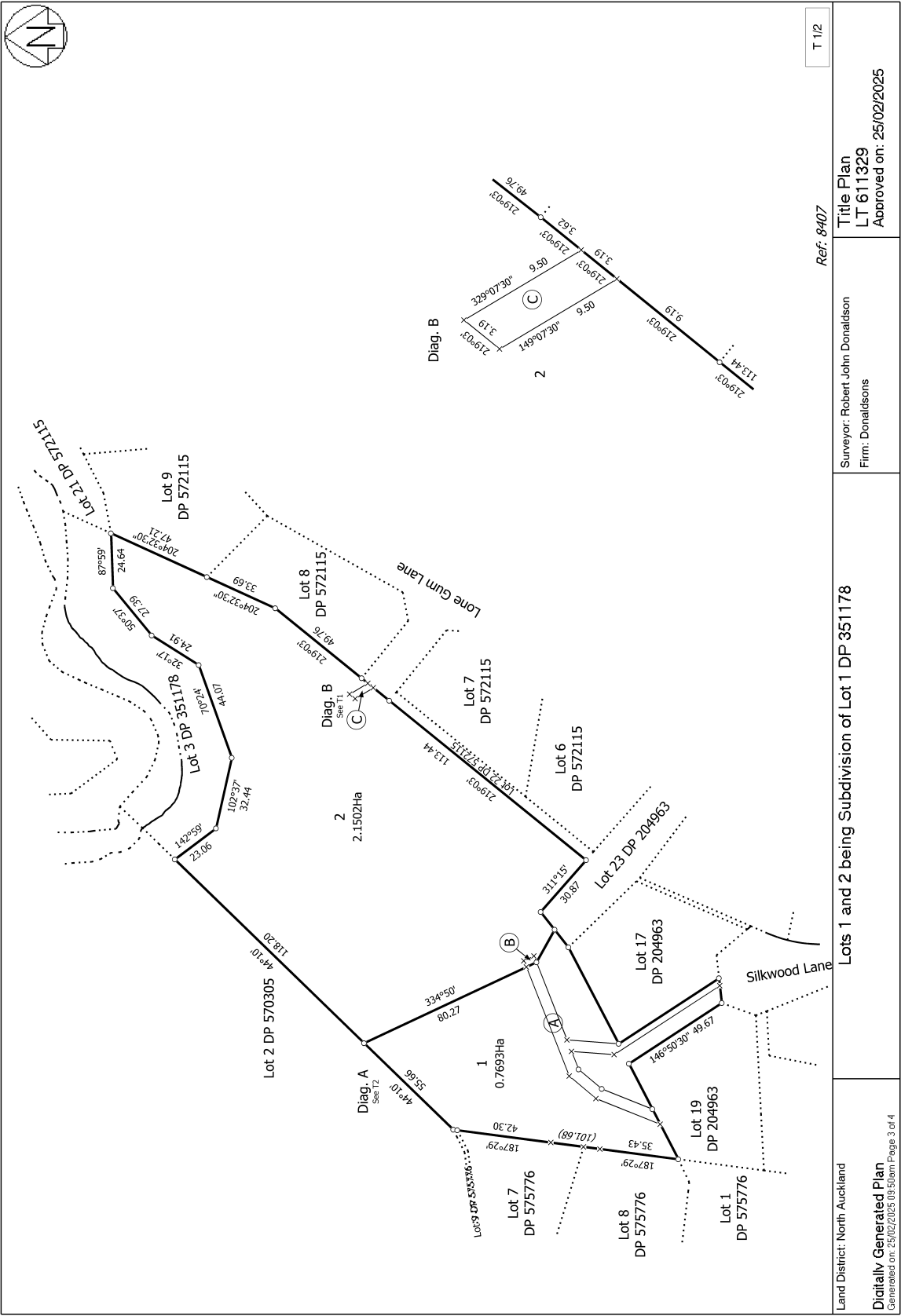
The easements created by Easement Instrument 12370541.12 are subject to Section 243 (a) Resource Management Act 1991

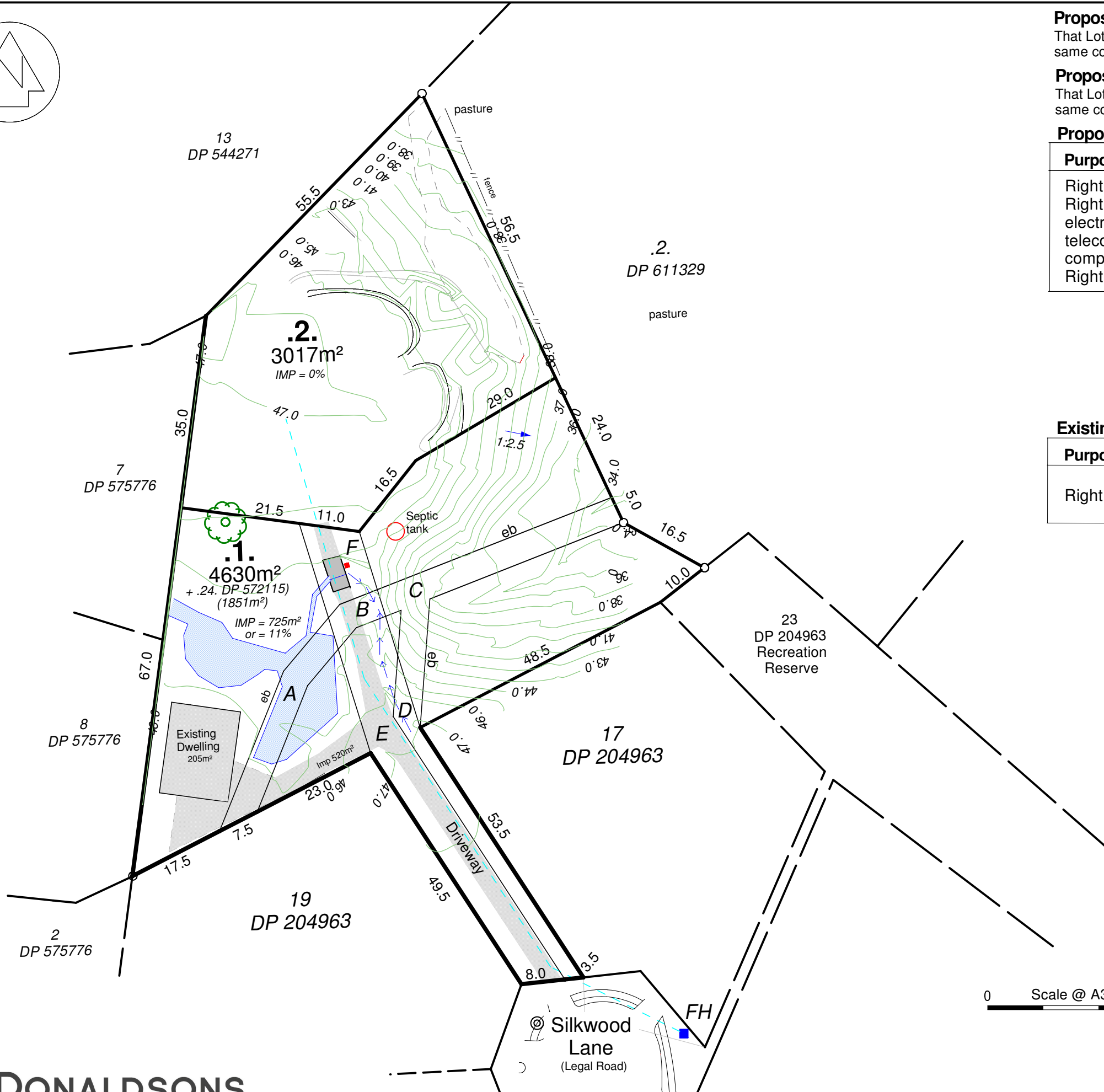
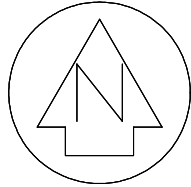
Land Covenant (in gross) in favour of Far North District Council created by Covenant Instrument 12370541.15 affecting part marked W on DP 572115 over Lot 24 DP 572115 - 4.5.2022 at 11:56 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 611329)

13236599.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.3.2025 at 9:13 am (affects Lot 1 DP 611329)







Proposed Amalgamation Cancellation Sec. 241(3) RMA
That Lot 1 DP 351178 and Lot 24 DP 572115 be held in the same computer register (LINZ Ref 884871)

Proposed Amalgamation Condition Sec. 241(1) RMA
That Lot 1 hereon and Lot 24 DP 572115 be held in the same computer register (LINZ Ref _____)

Proposed Easements

Purpose	Burdened	Shown	Benefited
Right of Way Right to convey, electricity, telecommunications & computer media. Right to drain water.	Lot 1	(B) (D) (E) (F)	Lot 2

Existing Easement in Gross

Purpose	Burdened	Shown	Grantee
Right to drain water.	Lot 1	(A) (B) (C) (D)	FNDC D683957.4

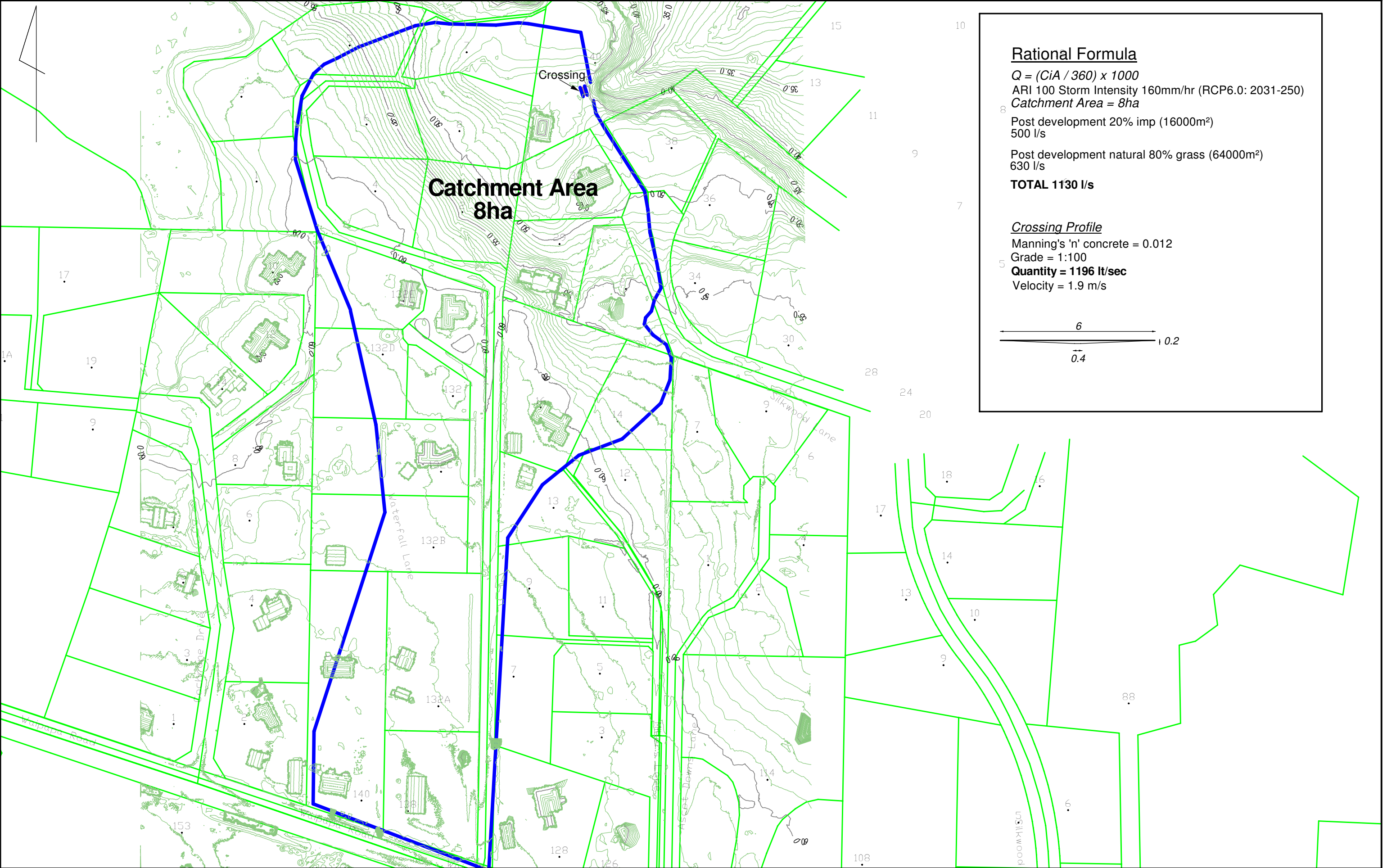
Applicant : G Moir
Title : RT 1212180
Total Area : 7693 m²
Zone : Rural Living (ODP)
Rural Residential (PDP)

0 Scale @ A3 : 1:750 50 100

Areas and measurements are subject to survey
Contour interval : 1m
Dir : 8551 Scheme - Sch Dg

Date : April 2025

8551



Rational Formula

$Q = (CiA / 360) \times 1000$
ARI 100 Storm Intensity 160mm/hr (RCP6.0: 2031-250)
Catchment Area = 8ha

Post development 20% imp (16000m²)
500 l/s

Post development natural 80% grass (64000m²)
630 l/s

TOTAL 1130 l/s

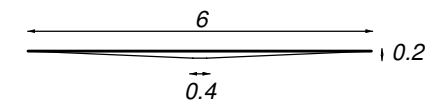
Crossing Profile

Manning's 'n' concrete = 0.012

Grade = 1:100

Quantity = 1196 lt/sec

Velocity = 1.9 m/s



No.	Revision	Date Approved



Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons Surveyors.
Do not scale drawing
Nominal scale shown are @ A3

	Checked	Date
Surveyed		
Designed		
Drawn		
Approved		

Project: Stormwater Catchment Plan
Title: Proposed Subdivision of Lot 1 DP 611329
NZTM
Scale 1:2200 @ A3
Job No. 8551



ON SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM REPORT

FOR
PROPOSED SUBDIVISION
AT
40 SILKWOOD LANE, KERIKERI
LOT 1 DP 611329
FOR
GREG MOIR

Job No: 25-003
Date: April 2025

Level 1 ANZ Bank Building 90 Kerikeri Road, Kerikeri, New Zealand
Telephone: 09 407 3255 Email: teampk@pkengin.co.nz

CONTENTS

1. INTRODUCTION	3
2. GENERAL SITE DESCRIPTION	3
3. NATURAL HAZARD	3
4. GEOLOGY.....	3
5. SITE INVESTIGATIONS	3
6. WASTEWATER TREATMENT AND DISPOSAL	4
7. RECOMMENDATION	6
8. CONCLUSION.....	6



1. INTRODUCTION

This report was requested by Greg Moir and has been prepared to assess the suitability of the proposed part Lot 1 DP 611329, 40 Silkwood Lane, Kerikeri for on-site wastewater treatment and disposal.

This report assesses the Lot for wastewater treatment and disposal only and makes recommendations for a site-specific suitable wastewater treatment and disposal system. This report is for the sole use of our client and shall not be used, reproduced, or copied in any manner or form without the permission of PK Engineering Limited.

2. GENERAL SITE DESCRIPTION

The proposed Lot is approximately 3,017m². The Lot is predominantly in pasture grass and slopes at approximately 15-17° to the north in the area of the disposal field. The proposed Lot is predominantly undeveloped.

The subsurface conditions discussed in this report have been determined at very specific locations and will not identify any variations in ground strength or composition at other locations on the site. During construction should ground conditions be found to vary significantly from those described in this report PK Engineering is to be notified immediately.

3. NATURAL HAZARD

No natural hazards are indicated for this site. *Northland Regional Council, Natural Hazards Maps.*

4. GEOLOGY

The local soil type is classified as *Pungaere gravelly friable clay*” overlying *basalt flows and cones of very fine to medium grained crystalline basalt.... weathered to soft red brown or dark grey brown clay to depths of 20m with many rounded core stones*”. *NZMS 290 Sheet P04/05, Whangaroa-Kaikohe Soil and Rock Maps.*

5. SITE INVESTIGATIONS

5.1 VISUAL INSPECTION

A thorough walkover of the lot and all surrounding slopes was undertaken and geotechnical features relating to site stability, stormwater flows, and effluent disposal were noted.

5.2 SUBSURFACE INVESTIGATIONS

One auger hole AH1, was drilled in the area of the disposal field, to a depth of 1.5m below existing ground level, to establish the soil profile, refer Detail Site Plan, Sheet SG2, Appendix A for location. Ah1 intercepted ~100mm of topsoil overlying silty, gritty clays.

5.3 SOAKAGE TESTS

Percolation testing was undertaken in accordance with Technical Publication 58 (TP58) to determine the potential for on-site effluent disposal of the site. Two Soakage tests (SH1 and SH2) were undertaken for this lot to assist in wastewater disposal design. These tests were located as shown on the accompanying Detail Site Plan, Sheet WW2, Appendix A. The test results are given in Appendix A.

The tests revealed the sub-soil to have moderate drainage rates. We recommend that the sub-soil for this lot be categorised as a Category 5 type soil.

6. WASTEWATER TREATMENT AND DISPOSAL

The soils that exist on this site exhibit moderate permeability rates. It has been classified as a Category 5 type of earth as per the recommendations set by Technical Publications TP58.

We recommend a proprietary aerated treatment system capable of treating 1500 litres of wastewater a day to a secondary level. Discharge from the treatment plant to be routed to the disposal field via a suitably sized distribution box.

The disposal field to consist of 3 x 12m long x 0.75m wide x 450mm deep Evapotranspiration Seepage (ETS) Beds, refer cross-section and detailing on Sheet WW3 and WW4 Appendix A. This design is based on a 3-bedroom dwelling with a 5-person occupancy using 180ltrs/day per person giving a total wastewater production of 900ltrs/day and a loading rate of 10ltrs/m²/day.

The total enclosed disposal area provided by the beds and space between is 99m².

Find a list of suitable systems provided below.

	<u>PHONE</u>	<u>EMAIL</u>
NATURAL FLOW	0800 739 243	https://www.waterflow.co.nz
ECONOTREAT	0800 739 243	https://www.waterflow.co.nz
BIOLYTIX	0800 739 243	https://www.waterflow.co.nz
SUPERTREAT	09 407 3130	supertreatnz@xtra.co.nz
ELOY XPERCO	0800 425 433	Carissa.makea@hynds.co.nz
ORENCO	0800 466 635	info@innoflow.co.nz
BIOCYCLE	0800 246 292	enquiry@biocycle.nz
TECHTREAT	027 447 2322	info@techtreat.co.nz

Once the mounds and space between are fully planted over with established plant species, this will result in a vast leaf area available for water take up and transpiration. The disposal rates under sunny conditions will be well over 10mm/day. During wetter periods, storage within the beds will occur. The 200mm deep scoria bed at the base of the ETS beds will provide up to 3.5m³ of storage capacity, assuming a 50% void ratio. Therefore, up to 3.8 days of storage is available assuming no daily transpiration and minimal soakage during wet weather.

The ET beds should be dose-loaded via a distribution box so that each bed is evenly loaded. The total area of the disposal field to be planted with suitable plant species to provide Evapo-transpiration assistance see Appendix A, Plant Species List. All levels on site must be carefully checked to ensure that the recommended pipe layout can be achieved prior to construction.

The majority of wastewater disposal will be by way of Evapo-transpiration through the plant leaves.

It must be ensured that the wastewater disposal field and reserve area maintain the following minimum setback distances:

- 1.5m from property boundary
- 3m from buildings
- 20m from surface water
- 0.6m above the winter groundwater table.
- 3m from retaining walls.

All drain laying should be undertaken by a licensed drainlayer.

A swale surface water diversion drain is to be constructed on the uphill side of each ETS bed to prevent surface water from entering the disposal field.

A 100% reserve area is available if required (enclosed area 99m²). Refer to Site Plan Sheet WW2, Appendix A.

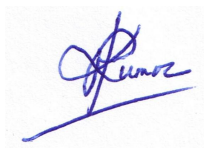
7. RECOMMENDATION

I recommend that:

- This site be considered suitable for the on-site disposal of wastewater provided the recommendations in this report are followed correctly.
- Surface water diversion drains to be installed on the uphill sides of the ETS mounds.
- Wastewater be treated to a secondary level and the final effluent water be disposed of via ETS beds as per Section 6 of this report
- A service and maintenance contract be entered into with the manufacturer/supplier of the treatment plant.
- All construction of the wastewater disposal system to be carried out by a suitably experienced Registered Drainlayer.
- Only Bio-Degradable detergents and cleaning agents be used in any water discharging to the wastewater system.
- The ETS mounds must be regularly maintained, and all planting kept healthy.

8. CONCLUSION

This site is suitable for the proposed on-site wastewater treatment and disposal design provided that the recommendations in this report are followed correctly.



Pradeep Kumar.
B.E hons, NZCE, MIPENZ,
IntPE, CP Eng.
(Structural, Geotechnical)
Chartered Professional Engineer.

9. APPENDIX A

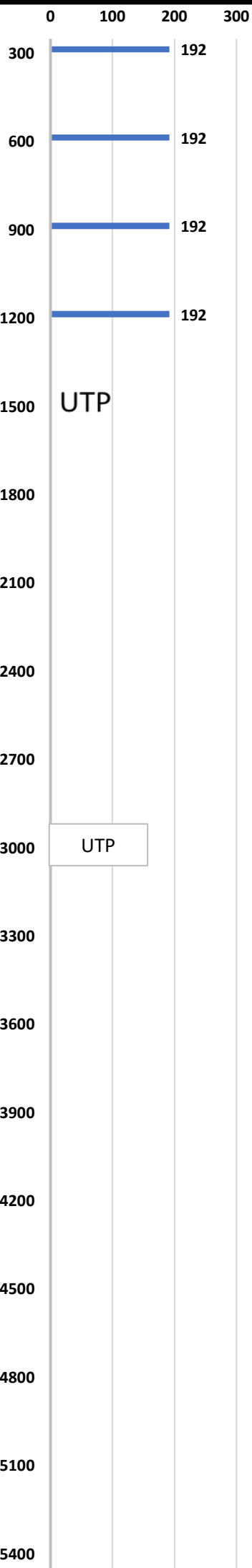
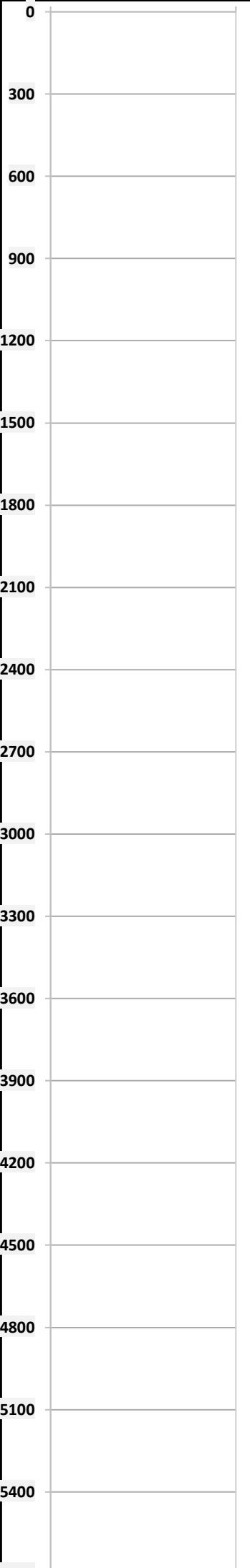
- SOAKAGE TEST LOG
- AUGER HOLE LOG
- PRODUCER STATEMENT PS1
- TP58 APPENDIX E
- LIST OF SUITABLE PLANT SPECIES
- SITE PLAN LOCATION 'WW1.'
- SITE PLAN DETAIL 'WW2'
- CROSS SECTION A – A 'WW3'
- ETS BED DETAILS 'WW4'

BOREHOLE LOG NO - AH1

Project: soil profile for TP58
Client: Greg Moir
Job No: 25-003



Graphic Symbol								In situ shear vane reading	
								Remoulded shear vane reading	
	FILL	CLAY	SILT	SAND	HARDFIL	TOP SOIL	Organic Soil	Scale Penetrometer	

Depth (mm)	Soil /Rock Graphic al Log	Soil/Roc k type	GWL	Field Description	Undrained Shear Strength (kPa)	Scale Penetrometer (blows/50mm)	
						15	20
	#####	Pungaere gravelly friable clay	Ground water level not intercepted	clayey SILT, brown, crumbly, dry weathered rock inclusions <10mm throughout.			
300	#####						
	#####						
	#####						
600	#####						
	#####						
	#####						
900	#####						
	#####						
	#####						
1200	#####						
	#####						
	#####						
1500	#####						
1800							
2100							
2400							
2700							
3000							
3300							
3600							
3900							
4200							
4500							
4800							
5100							

Drill Methods		50 mm hand auger	Note: All field logging made as per NZGS Guideline "Soil and Rock Field Descriptions" 1. The subsurface data described above has been determined at a specific borehole location. The data will not identify any variations away from the location. 2. UTP - Unable to penetrate.
Test Location		Refer to site plan	
Test Date		13/05/2024	
Inspector		JW/RD	



Location: 40 Silkwood Lane. Proposed Sub,

Client: Greg Moir

Job No: 25-003

Tested by: RD

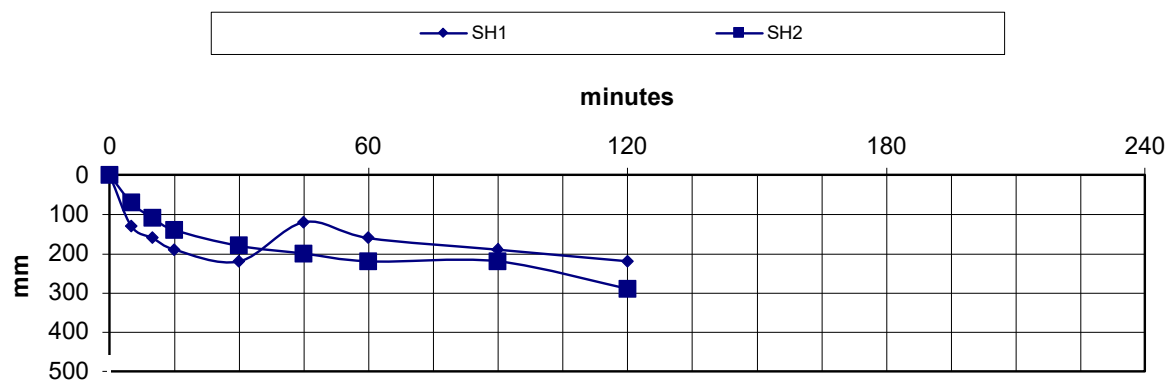
SOAKAGE TEST RESULTS

GWL: Not found

Date 3/05/2022

Soak hole No:	Start	(mins)											
	0	5	10	15	30	45	60	90	120	150	180	210	240
SH1	0	130	160	190	220	120	160	190	220				
SH2	0	70	110	140	180	200	220	220	290				
SH3	0												
SH4													
SH5													
SH6													

TP58 SOAKAGE TEST



PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY: PRADEEP KUMAR.....(approved qualified design professional)

TO: GREG MOIR.....(owner)

TO BE SUPPLIED TO:Far North District Council.....

PROPERTY LOCATION: 40 SILKWOOD LANE, KERIKERI.....

LOT PART LOT 1 DP 611329..... VALUATION NUMBER.....


TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

The proposed design will met the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

..........(Signature of approved design professional)

...BE hons, NZCE, MIPENZ, IntPE, CPEng...(Professional qualifications)

...IPENZ No. 203058.....(Licence Number or professional Registration number)

Address Level 1 ANZ Bank Building, 90 Kerikeri Road, Kerikeri,
New Zealand

Phone Number 09 407 3255.....

Fax Number

Cell Phone

Date 8/04/2025.....

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

On-site Wastewater Disposal Site Evaluation Investigation Checklist

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part A –Owners Details**1. Applicant Details:**

Applicant Name	GREG MOIR		
Company Name			
	First Name(s)	Surname	
Property Owner Name(s)	GREG	MOIR	

Nature of Applicant* OWNER

(*i.e. Owner, Leasee, Prospective Purchaser, Developer)

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	PK Engineering Ltd			
Site Evaluator Name	RD			
Postal Address	PO BOX 464, KERIKERI			
Phone Number	Business	09 407 3255	Private	
	Mobile		Fax	
Name of Contact Person	PK			
E-mail Address	teampk@pkengin.co.nz			

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

Yes		No	<input checked="" type="checkbox"/>	(Please tick)
If yes, give Reference Numbers and Description				

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted

If so, specify Application Details and Consent No.

(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

UNKNOWN

Part B- Property Details

1. Property for which this application relates:

Physical Address of Property	40 SILKWOOD LANE, KERIKERI
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL
Regional Council	NORTHLAND REGIONAL COUNCIL
Legal Status of Activity	Permitted: <input checked="" type="checkbox"/> Controlled: <input type="checkbox"/> Discretionary: <input type="checkbox"/>
Relevant Regional Rule(s) (Note 1)	permitted activity C.6.1.3
Total Property Area (m²)	3017
Map Grid Reference of Property If Known	

2. Legal description of land (as shown on Certificate of Title)

Lot No.	PART 1	DP No.	611329	CT No.	
Other (specify)					

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick one)
-----	--------------------------	----	-------------------------------------	-------------------

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

LOT IS PROPOSED TO BE SUBDIVIDED FROM EXISTING LOT1 DP 611329. AS SUCH THE PROPOSED
LOT IS UNDEVELOPED

1. Has a Slope Stability Assessment been carried out on the property?

Yes		No	✓	Please tick
-----	--	----	---	-------------

If No, why not?

Slope in area of disposal beds inherently stable.

If Yes, please give details of report (and if possible, please attach report):

Author

Company/Agency

Date of Report

Brief Description of Report Findings:-

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:

Performance of Adjacent Systems:

Unknown

Estimated Rainfall and Seasonal Variation:Information available from **N.I.W.A MET RESEARCH**

Annual Rainfall:1800-2000mm Annual Potential Evapotranspiration: 1200mm

Vegetation / Tree Cover:

GRASS AND WEEDS AND FAILED GRAPE VINES

Slope Shape: (Please provide diagrams)**Slope Angle:**

15-17degrees IN AREA OF DISPOSAL FIELD

Surface Water Drainage Characteristics:**Flooding Potential: YES/NO**

NO

If yes, specify relevant flood levels on appended site plan, I.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.

Surface Water Separation:

30+ METERS

Site Characteristics: or any other limitation influencing factors

3. Site Geology**Check Rock Maps**

Pungaere gravelly friable clay" overlying basalt flows and cones

Geological Map Reference Number

Department of Lands and Survey NZMS 290.

4. What Aspect(s) does the proposed disposal system face? (please tick)

North	<input checked="" type="checkbox"/>	West	<input type="checkbox"/>
North-West	<input type="checkbox"/>	South-West	<input type="checkbox"/>
North-East	<input type="checkbox"/>	South-East	<input type="checkbox"/>
East	<input type="checkbox"/>	South	<input type="checkbox"/>

5. Site clearances,(Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	1.5m	1.5m
Surface water, rivers Creeks drains etc	30+m	30+m
Groundwater		0.6 minimum
Stands of Trees/Shrubs		N/A
Wells, water bores		N/A
Embankments/retaining walls	3m	3m
Buildings	3m	3m

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit		(Depth_____m	No of Test Pits	
Bore Hole		(Depth_2m_____m	No of Bore Holes	1
Other (specify):				

Soil Report attached?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Please tick
-----	-------------------------------------	----	--------------------------	-------------

2. Was fill material intercepted during the subsoil investigation?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Please tick
-----	--------------------------	----	-------------------------------------	-------------

If yes, please specify the effect of the fill on wastewater disposal

3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method

As per TP58 guidelines for percolation tests

--

Test Report Attached?	Yes	<input checked="" type="checkbox"/>	No		Please tick
-----------------------	-----	-------------------------------------	----	--	-------------

4. Are surface water interception/diversion drains required?

Yes	<input checked="" type="checkbox"/>	No		Please tick
-----	-------------------------------------	----	--	-------------

If yes, please show on site plan

4a Are subsurface drains required NO

If yes enter details

5. Please state the depth of the seasonal water table:

Winter	>2m	m	Measured		Estimated	<input checked="" type="checkbox"/>
Summer	>2m	m	Measured		Estimated	<input checked="" type="checkbox"/>

6. Are there any potential storm water short circuit paths?

Yes		No	<input checked="" type="checkbox"/>	Please tick
-----	--	----	-------------------------------------	-------------

If the answer is yes, please explain how these have been addressed

7. Based on results of subsoil investigation above, please indicate the disposal field soil category (Refer TP58 Table 5.1)

Is Topsoil Present?	If so, Topsoil Depth? (m)
---------------------	---------------------------

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	<input checked="" type="checkbox"/>
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Results of bore holes and percolation tests

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	
Bore/well	
Public supply	<input checked="" type="checkbox"/>

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available

(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	3			
Design Occupancy	5			(Number of People)
Per capita Wastewater Production	140	160	180	(tick) (Litres per person per day)
Other - specify	200	220		
Total Daily Wastewater Production	900			(litres per day)

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes		No	<input checked="" type="checkbox"/>	(Please tick)
b) Water Recycling - what %?		%		<input checked="" type="checkbox"/>	(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes		(Please tick)
No	<input checked="" type="checkbox"/>	(Please tick)

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	3017	m2
Total Daily Wastewater Production	900	(Litres per day)(from above)
Lot Area to Discharge Ratio	3.35	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes		No		Please tick
-----	--	----	--	-------------

On advice from Alysha, duty planner at NRC this question is redundant 18/03/2021

8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	<input checked="" type="checkbox"/>	(Please tick)
-----	--	----	-------------------------------------	---------------

PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. Type of Septic Tank Outlet Filter to be installed?

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment	
Home aeration plant	✓
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	Specify

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity and	✓
Dosing Siphon	
Pump	✓

2. High water level alarm to be installed in pump chambers

Yes ✓ no

If not to be installed, explain why

3. If a pump is being used, please provide the following information:

Total Design Head	TBC	(m)
Pump Chamber Volume	TBC	(Litres)
Emergency Storage Volume	TBC	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)

(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation		
Sub-surface Dripper irrigation		
Standard Trench		
Deep Trench		
Mound		
ETS beds		
Other	✓	
Specify		Total evapotranspiration Mounds TET looped

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	8	(Litres/m2/day)
Disposal Area	Design	135 (m2) (Estimated leaf transpiration area of fully planted beds)
	reserve	

Explanation (Refer TP58 Sections 9 and 10)

Areal 8mm / day achievable for total evapo-transpiration beds with suitable closely spaced planting over

6. What is the available reserve wastewater disposal area (Refer TP58 Table 5.3)

Reserve Disposal Area (m²)	99
Percentage of Primary Disposal Area (%)	100%

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

3 x 12m long x 0.75m wide x 450mm deep contour evapotranspiration seepage beds spaced 2m apart.						
whole disposal area to be close planted with suitable plant species.						
for detail see attached drawings.						
Plan Attached?	Yes	✓	✓	No		(Please tick)

If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes	Not known	No	
-----	-----------	----	--

 (Please tick)

Name of Suppliers

To be confirmed

PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes		No	✓
-----	--	----	---

 (Please tick)

If Yes, list and explain possible effects


PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	✓
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	✓
Attach an Assessment of Environmental Effects (AEE)	✓

1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name Pradeep Kumar	Signature	
Position Professional Chartered Engineer	Date	8/04/2025

Note

Any alteration to the site plan or design after approval will result in non compliance.



CHARTERED PROFESSIONAL ENGINEERS

PROJECT:

**GREG MOIR
WASTEWATER TREATMENT
AND DISPOSAL SYSTEM**

PROJECT ADDRESS:

**40 SILKWOOD LANE
KERIKERI**

LEGAL DESCRIPTION

PART LOT 1 DP 611329

JOB NO:

25-003

DATE:

APRIL 2025

REVISION: 0

DRAWING INDEX:

WW1	LOCATION SITE PLAN
WW2	WASTEWATER SITE PLAN
WW3	CROSS SECTION A - A
WW4	ETS BED DETAILS

NOTES:

VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING THESE DRAWINGS. READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS, STRUCTURAL CALCULATIONS, FIRE REPORT & STRUCTURAL SPECIFICATIONS. BUILDING TO COMPLY WITH NZS3604. ENSURE TO HAVE THE ENGINEERING CALCULATIONS, STRUCTURAL SPECIFICATIONS, STRUCTURAL DRAWINGS & BUILDING PERMIT ON SITE EACH DAY BEFORE COMMENCING WORK. ALL PRODUCTS ARE TO BE STORED & INSTALLED TO MANUFACTURERS SPECIFICATIONS. ALL EXPOSED STRUCTURAL STEEL IS TO BE GALVANIZED AND FINISHED OFF AS PER THE STRUCTURAL STEEL SPECIFICATIONS.

A3

LEVEL 2
ANZ Bank Building
90 Kerikeri road,
P.O.Box 464
KERIKERI

Tel. (09) 4073255
Fax. (09) 4073256
E-mail. teampk@pkengin.co.nz



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PKENGINEERING LIMITED

DATE: 8 04 2025

CHECKED BY: 

PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
IMPE, CPENG, MIPENZ No. 203058

REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED TO CLIENT			

PKENGINEERING

CHARTERED PROFESSIONAL ENGINEERS

LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

CLIENT:	GREG MOIR SILKWOOD LANE KERIKERI
---------	--

SITE:	PROPOSED SUBDIVISION LOT 1 DP611329
-------	--

TITLE:	WASTEWATER LOCATION PLAN SITE PLAN
--------	---------------------------------------

SCALE AT A3: 1:500	DATE: 8/04/2025	DRAWN: RD	CHECKED: PK
PROJECT NO: 25-003	DRAWING NO: A3/WW1	REVISION: 0	



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PKENGINEERING LIMITED

DATE: 8 04 2025

CHECKED BY:

PRADEEP KUMAR
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
H/PE, CP/Eng, MIPENZ No. 203058

REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED TO CLIENT			
<div><div>PKENGINEERING</div><div>CHARTERED PROFESSIONAL ENGINEERS</div><div>LEVEL 1, ANZ BANK 90 KERIKERI ROAD, KERIKERI PO BOX 464, KERIKERI Phone Number: 09 407 3255 Email: teampk@pkengin.co.nz</div></div>			
CLIENT: GREG MOIR SILKWOOD LANE KERIKERI			
SITE: PROPOSED SUBDIVISION LOT 1 DP611329			
TITLE: WASTEWATER PLAN SITE PLAN			
SCALE AT A3: 1:250	DATE: 8/04/2025	DRAWN: RD	CHECKED: PK
PROJECT NO: 25-003	DRAWING NO: A3/WW2	REVISION: 0	

TREATMENT SYSTEM
PRODUCING SECONDARY
TREATED EFFLUENT

DISTRIBUTION BOX WITH 3 X 100mmØ
DISCHARGE PIPES STE AT THE SAME LEVEL
ENABLING EVEN DOSAGE OF ETS BEDS

EGL

EXISTING RETAINING WALL

EGL

Ø100mm PVC PIPE INLET
TO DISTRIBUTION BOX

Ø100mm PVC PIPE
FROM DISTRIBUTION BOX

CROSS SECTION A - A

Ø100mm PVC PIPE
FROM DISTRIBUTION BOX

SURFACE WATER DIVERSION SWALE
CONSTRUCTED ON THE UPHILL SIDE OF EACH
ETS BED

ETS BED. FOR DETAIL
SEE SHEET WW4

SUITABLE PLANT SPECIES
CLOSE PLANTED

Ø100mm PVC PIPE
FROM DISTRIBUTION BOX

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REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED TO CLIENT			



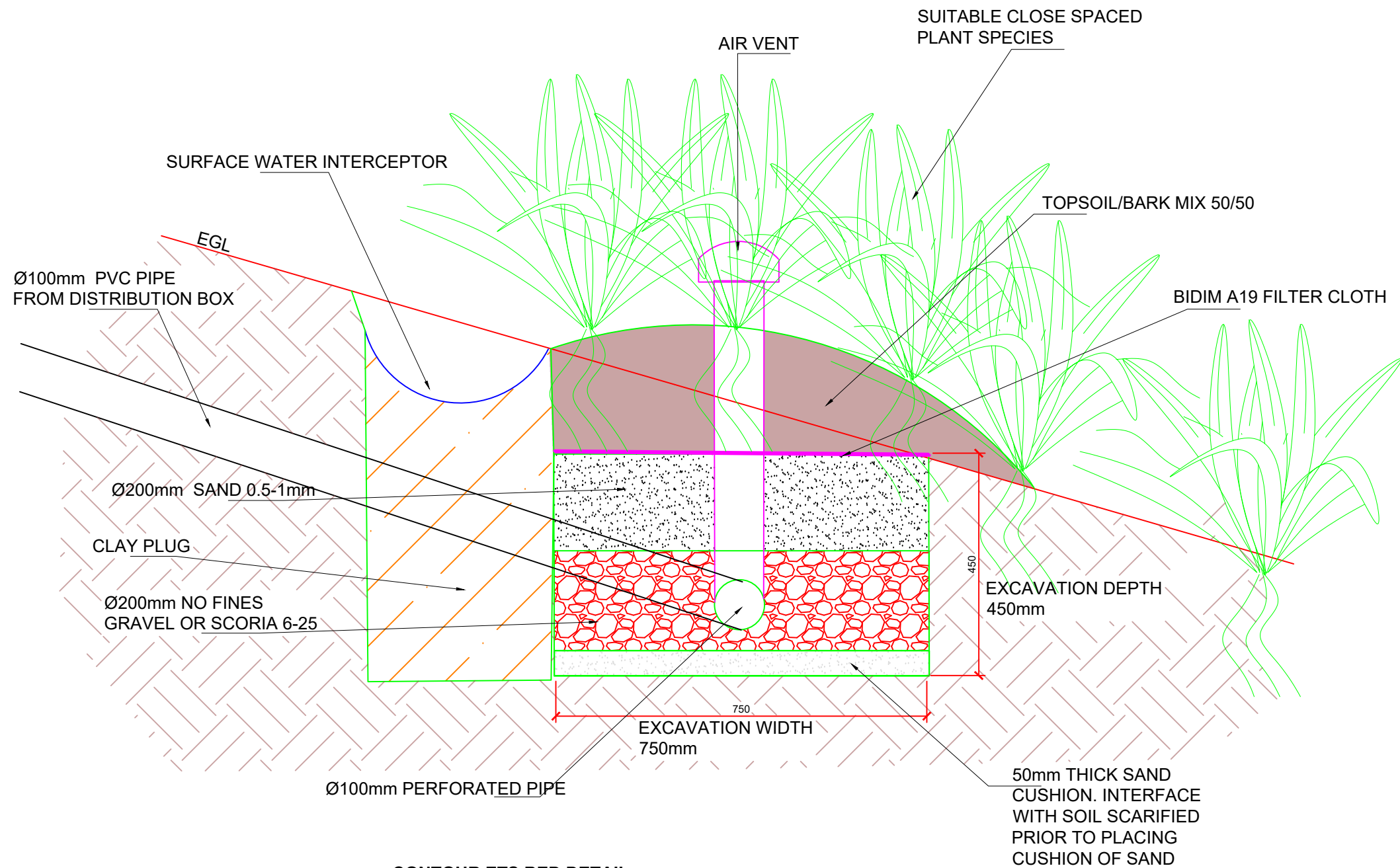
LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

CLIENT: GREG MOIR
SILKWOOD LANE
KERIKERI

SITE: PROPOSED SUBDIVISION
LOT 1 DP611329

TITLE: WASTEWATER SYSTEM
LAYOUT

SCALE AT A3: 1:50	DATE: 8/04/2025	DRAWN: RD	CHECKED: PK
PROJECT NO: 25-003	DRAWING NO: A3/WW3	REVISION: 0	

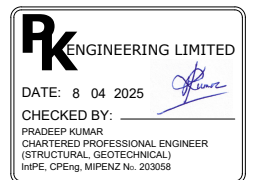


CONTOUR ETS BED DETAIL

DRAWING MODIFIED FROM AS/NZS 1547:2000

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REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED TO CLIENT			



LEVEL 1, ANZ BANK
90 KERIKERI ROAD, KERIKERI
PO BOX 464, KERIKERI
Phone Number: 09 407 3255
Email: teampk@pkengin.co.nz

CLIENT:	GREG MOIR SILKWOOD LANE KERIKERI
---------	--

SITE:	PROPOSED SUBDIVISION LOT 1 DP611329
-------	--

TITLE:	ETS BED DETAIL
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SCALE AT A3: 1:10	DATE: 8/04/2025	DRAWN: RD	CHECKED: PK
PROJECT NO: 25-003	DRAWING NO: A3/WW4	REVISION: 0	



Our ref: 17-47

Monday 1st May 2017

Attn: Building Compliance Officer
Far North District Council
Private Bag 752
Memorial Ave
Kaikohe.

Dear Sir/Madam,

**RE: RESPONSE TO REQUEST FOR FURTHER INFORMATION – RE
SUBDIVISION AT 40 SILKWOOD LANE, KERIKERI**

APPLICATION No. 2170410-RMASUB - ITEM 2. (i)

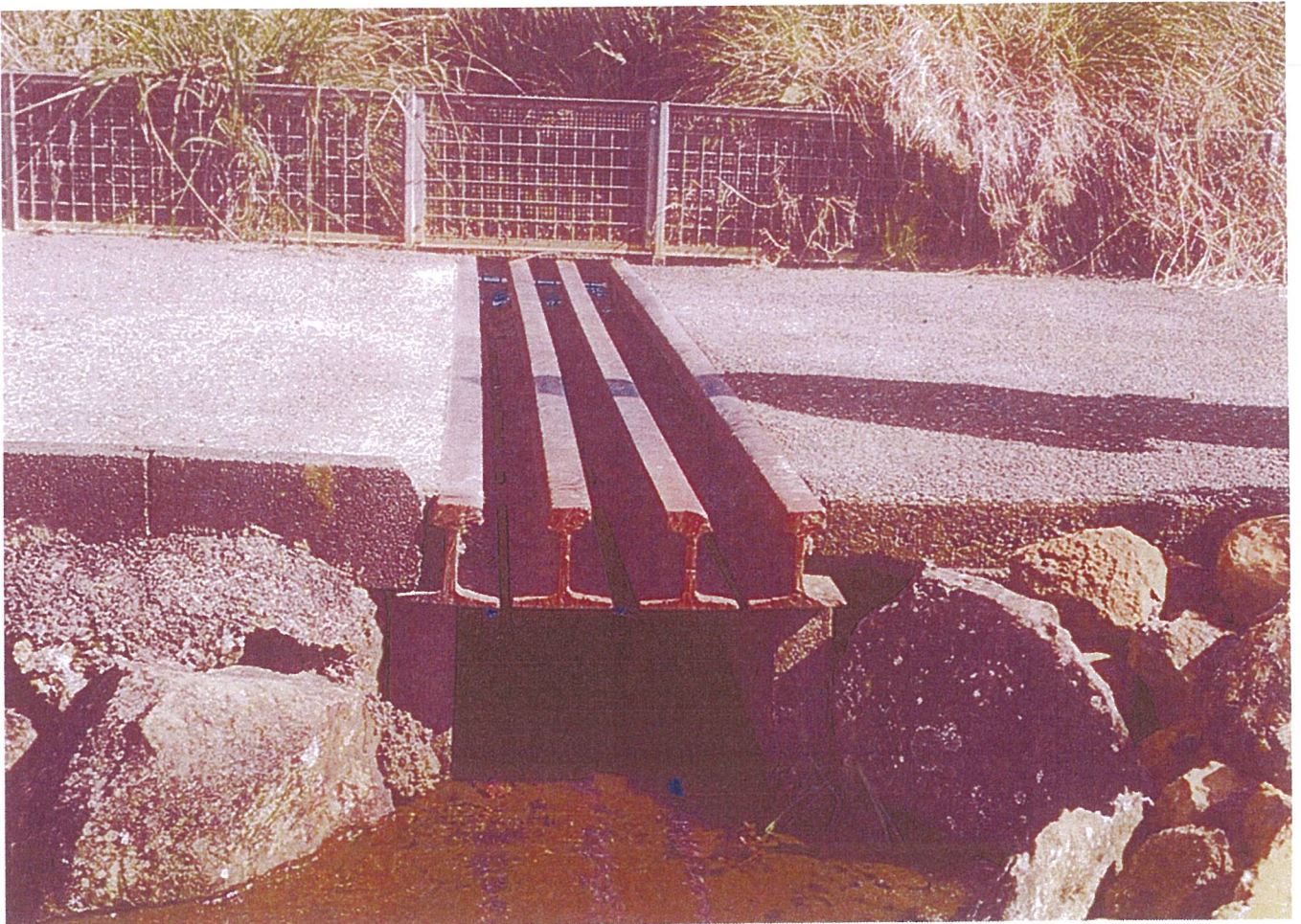
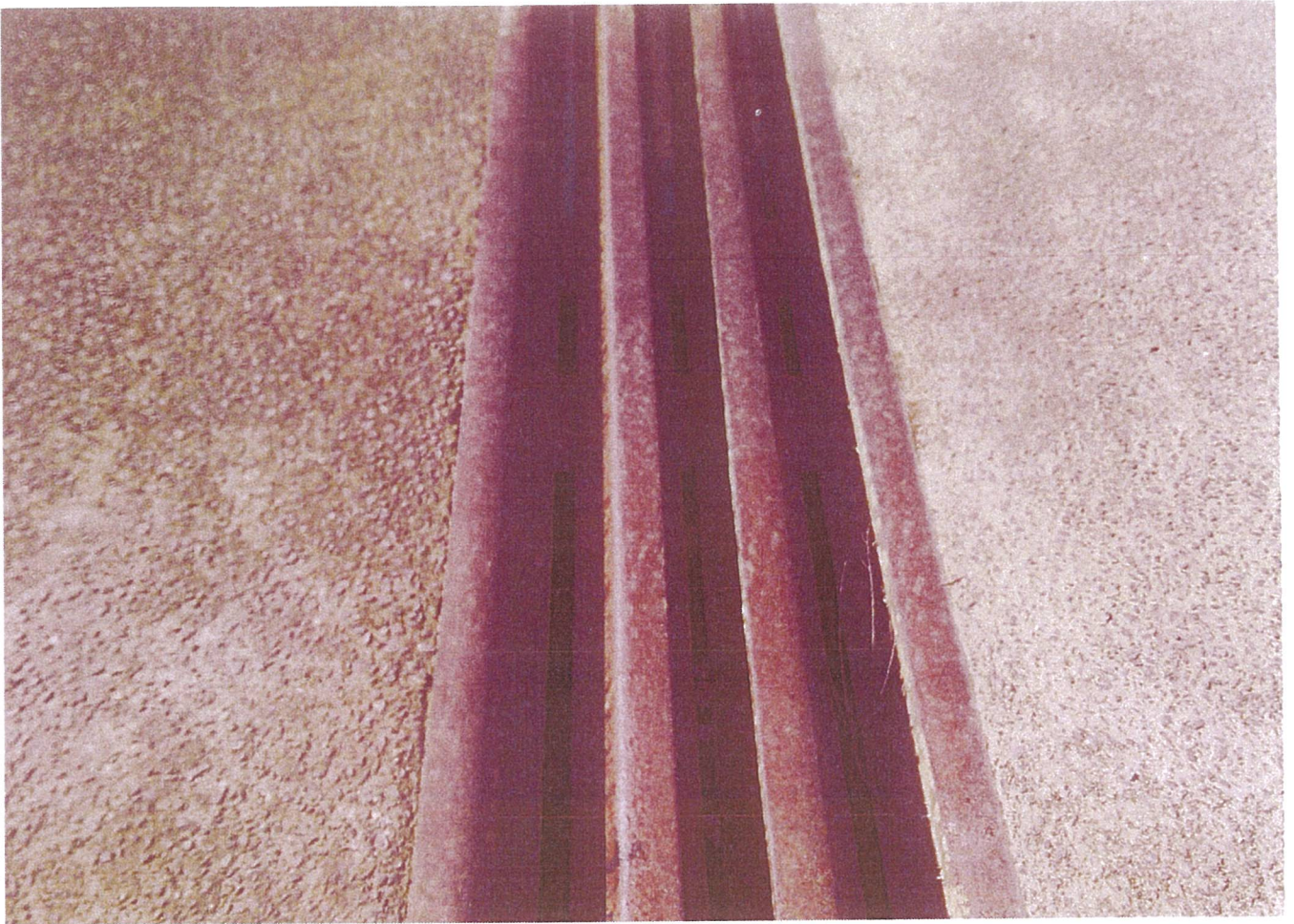
I have been to the above-mentioned property and carried out an inspection of the existing structure. The structure is comprised of a coupled set of 150UC (Universal Steel Columns) encased in concrete acting as supports for the steel rails and directly below the tyre tracks. Please refer to the enclosed photos (P1 – P5).

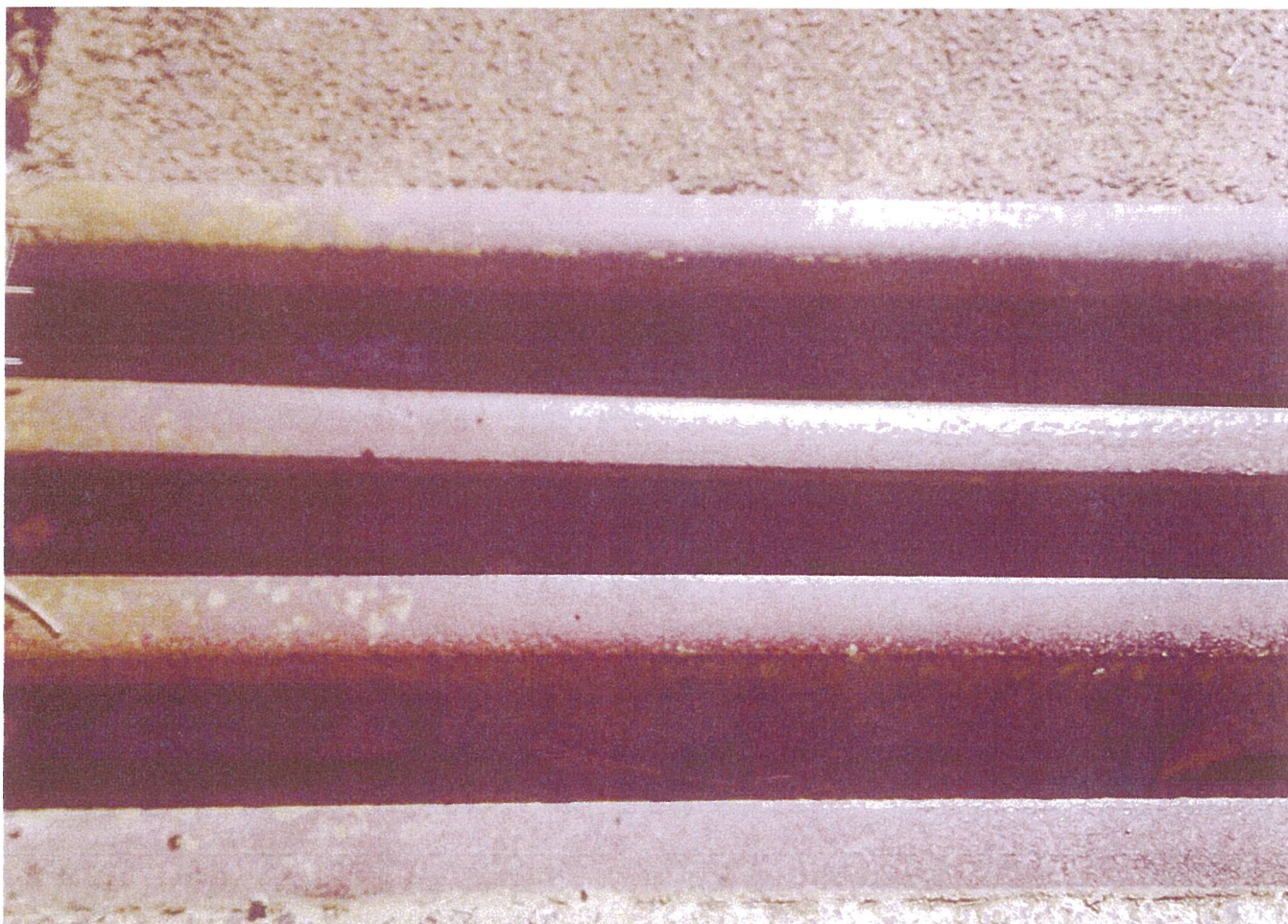
I have also carried out some quick structural calculations to determine the strength of the existing structure and I can confirm the existing structure more than meets the strength requirement to support a heavy rigid truck. Please refer to enclosed calculations (C1 & C2).

Please contact me if you require any further information, on 09 407 3255.

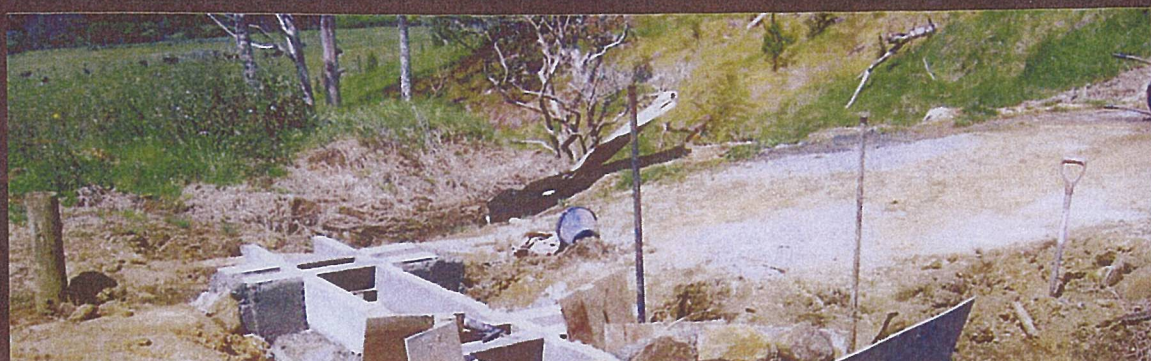
Regards,

Pradeep Kumar.
B.E hons, NZCE, MIPENZ,
IntPE, CPEng.
(Structural, Geotechnical)
Chartered Professional Engineer.











P K ENGINEERING LIMITED

STRUCTURAL & GEOTECHNICAL ENGINEERS

JOB : G & M MOIR
ELEMENT : WEIR BEAMS

Beam size
Total span = 1.00 m
Lay 1.00 m

Material Properties

F'b = 225 MPa
F's = 200 MPa
E = 200000 MPa

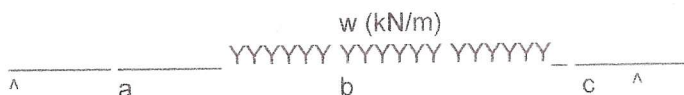
Section Properties 200 UB 25

Z = 2.3E+005 mm³
I = 2.4E+007 mm⁴

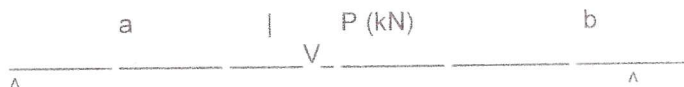
← Equivalent Size for 2/150VC

LOADS

UDL



POINT LOAD



Moments & deflections at X =

0.5 (m)

Moment at test x (kNm)
Defl'n at test x (mm)

Ref. No.	a (m)	b (m)	loads (m)	Defl'n Factor	Ra (kN)	Rb (kN)	Xmax (m)	Mmax (kNm)	Moment at test x (kNm)	Defl'n at test x (mm)
----------	-------	-------	-----------	---------------	---------	---------	----------	------------	------------------------	-----------------------

UDL LOADS w (kN/m)

1	0	1	2	1	1.00	1.00	0.50	0.25	0.25	0.0
2	3	1	0	1	-0.00	0.00	0.00	-0.00	-0.00	0.0
3	3	1	0	1	-0.00	0.00	0.00	-0.00	-0.00	0.0

PT LOADS P (kN)

4	0.5	0.50	120	1	60.00	60.00	0.50	30.00	30.00	0.5
5	1	0.00	0	1	0.00	0.00	1.00	0.00	0.00	0.0
6	1	0	0	1	0.00	0.00	1.00	0.00	0.00	0.0

Totals

61.00 61.00 3.00 30.25 30.250 0.5

STRESS

Max. stress: fb = 130.4 MPa OK
Allowable stress: Fb = K factors x F'b = 225.0 MPa

DEFLECTION

Max. deflection = 0.5 mm OK
Limit = 0.003 x span = 3.3 mm



P K ENGINEERING LIMITED

STRUCTURAL & GEOTECHNICAL ENGINEERS

JOB : G & M MOIR
ELEMENT : WEIR BEAMS

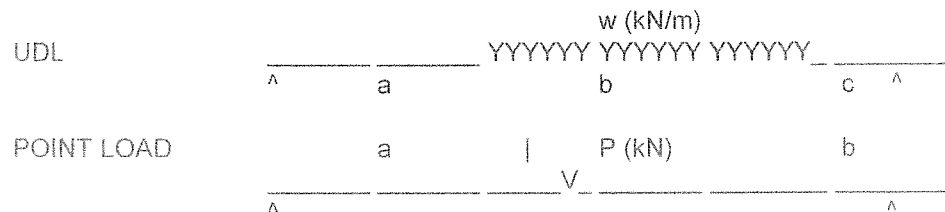
Beam size
Total span = 1.00 m
Lay 1.00 m

Material Properties

Section Properties 150 UC 23

F'b = 225 MPa	
F's = 200 MPa	Z = 1.7E+005 mm ³
E = 200000 MPa	I = 1.3E+007 mm ⁴

LOADS



Moments & deflections at X =

0.5 (m)

Moment

Defl'n

Ref. No.	a (m)	b (m)	loads (m)	Defl'n Factor	Ra (kN)	Rb (kN)	Xmax (m)	Mmax (kNm)	test x (kNm)	test x (mm)
----------	-------	-------	-----------	---------------	---------	---------	----------	------------	--------------	-------------

UDL LOADS w (kN/m)

1	0	1	2	1	1.00	1.00	0.50	0.25	0.25	0.0
2	3	1	0	1	-0.00	0.00	0.00	-0.00	-0.00	0.0
3	3	1	0	1	-0.00	0.00	0.00	-0.00	-0.00	0.0

PT LOADS P (kN)

4	0.5	0.50	120	1	60.00	60.00	0.50	30.00	30.00	1.0
5	1	0.00	0	1	0.00	0.00	1.00	0.00	0.00	0.0
6	1	0	0	1	0.00	0.00	1.00	0.00	0.00	0.0

Totals

61.00 61.00 3.00 30.25 30.250 1.0

STRESS

Max. stress: fb = 182.2 MPa OK
Allowable stress: Fb = K factors x F'b = 225.0 MPa

DEFLECTION

Max. deflection = 1.0 mm OK
Limit = 0.003 x span = 3.3 mm



Chorus New Zealand Limited

28 April 2025

Chorus reference: 11215750

Attention: Donaldson's Surveyors Ltd

Quote: New Property Development

1 connections at 40 Silkwood Lane, Kerikeri, Far North District, 0230

Your project reference: 8551 Moir

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$0.00
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The total contribution we would require from you is **\$0.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 28 April 2025. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team





Top Energy Limited

Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

29 April 2025

Micah Donaldson
Donaldsons Surveyors Limited
PO Box 211
KERIKERI

Email: micah@donaldsons.net.nz

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION
G Moir – 40 Silkwood Lane, Kerikeri. Lot 1 DP 611329.**

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement for this subdivision is that power be made available for the additional lot. Top Energy advises that there is an existing power supply at proposed lot 1. Design and costs to provide a power supply to lot 2 would be provided after application and an on-site survey have been completed.

Link to application: [Top Energy | Top Energy](#)

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz

View Instrument Details



Instrument No	12370541.10
Status	Registered
Date & Time Lodged	04 May 2022 11:56
Lodged By	Thompson, Emma Jane
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



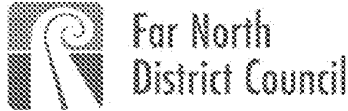
Affected Records of Title	Land District
1038398	North Auckland
1038399	North Auckland
1038400	North Auckland
1038401	North Auckland
1038402	North Auckland
1038403	North Auckland
1038404	North Auckland
1038405	North Auckland
1038406	North Auckland
1038407	North Auckland
1038408	North Auckland
1038409	North Auckland
1038410	North Auckland
1038411	North Auckland
1038412	North Auckland
1038413	North Auckland
1038414	North Auckland
1038416	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Emma Jane Thompson as Territorial Authority Representative on 07/06/2022 11:29 AM

*** End of Report ***



Pende tū, 152, Rororoa
 Ngāwhai 0143, New Zealand
 Telephone: 09 431 5200
 Fax: 09 431 5200
 E-mail: info@fndc.govt.nz
 Website: www.fndc.govt.nz

Te Kōwhiri o Tei Tokarua Ki Te Kōwhiri

*The up plan where about
north to the north and west*

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC2180670-RMAVAR/C
 Being the subdivision of Lot 2 DP 351178
 North Auckland Registry

PURSUANT to section 221 and for the purpose of section 224 (c) (ii) of the Resource Management Act 1991, this consent notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lots 8, 9, 10, and 11 DP 572115

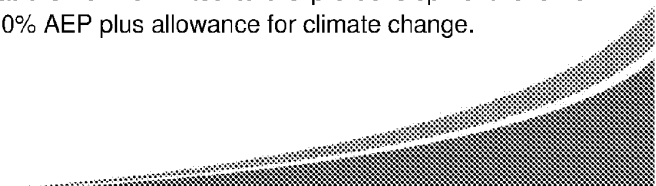
- (i) The lots contain areas which are identified by Northland Regional Council as likely to be flood susceptible, wherein there is a potential risk to life, property and the environment due to natural hazard processes.

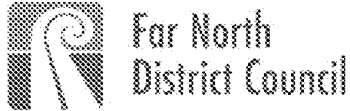
Lots 1 to 18 DP 572115

- (ii) In conjunction with the construction of any building which includes a wastewater treatment and effluent disposal system, the lot owner shall submit for Council approval an onsite wastewater TP58 report prepared by a chartered professional engineer or an approved Council report writer.

The report shall and identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area, plus a reserve disposal area.

- (iii) In conjunction with the construction of any building requiring building consent, the lot owner shall submit for the approval of Council a report prepared by a suitably qualified and experienced practitioner, detailing the on-site retention and flow attenuation of stormwater from the site such that the flow is limited to the pre-development level for rainfall events up to those with a 10% AEP plus allowance for climate change.





Page 152, Second Set
Māori 0140, New Zealand
Telephone: 09 438 3299
Fax: 09 438 3298
E-mail: info@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaitiaki o Te Tokarua Ki Te Kōwhiri

*The up plan where about
went to the north and west*

Lot 24 DP 572115

- (iv) The owner shall not build any construction within the restrictive land covenant area as detailed on the approved survey plan
- (v) The land shown as area 'W' on the approved survey plan is subject to a restrictive covenant in favour of Far North District Council for future road.
- (vi) Council is entitled to take the covenant land referenced in point (v) above and in condition 4(l)(v) of subdivision consent RC2180670 for roading purposes at any time without fee.

SIGNED:

A handwritten signature in blue ink, appearing to read 'P.J. Killalea'.

Mr Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 3rd day of May 2022





View Instrument Details

Instrument No	13236599.3
Status	Registered
Lodged By	Thompson, Emma Jane
Date & Time Lodged	19 Mar 2025 09:13
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1212180	North Auckland
1212181	North Auckland

Annexure Schedule	Contains 2 Pages
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Signature

Signed by Emma Jane Thompson as Territorial Authority Representative on 03/03/2025 11:32 AM

*** End of Report ***

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING CER-2240221-CER224/A

Being the Subdivision of LOT 24 DP 572115 LOT 1 DP 351178
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lots 1 and 2 DP 611329

- i) The Lot is identified as being within a kiwi present zone. Any cats and/or dogs kept onsite must be kept inside and/or tied up at night to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.
- ii) At the time of lodging a building consent application, provide a specific design for stormwater management, prepared by a suitably qualified Chartered Professional Engineer or other suitably qualified person, which addresses stormwater management measures being proposed in the application.

Lot 2 DP 611329

- iii) At the time of lodging a building consent application for a future dwelling, a vehicle crossing must be constructed in accordance with Maps 18, 22 and 23 (vehicle crossing – residential) of the FNDC Engineering Standards (May 2023).
- iv) In conjunction with the construction of any building requiring building consent and associated impermeable surface on allotment, the lot owner must submit for approval of councils Consent Engineer or designate in conjunction with the Building Consent application a stormwater management report and design with Water Sensitive Design (WSD) stormwater mitigation measures. The system must be designed as such that the stormwater discharged from the site, after development, does not cause adverse effects on receiving environments, such surface erosion or damage to Waipapa River reserve zone. Discharges are to be to an appropriate protected outfall including a suitable allowance for climate change. (The use of grass swales and an onsite soakage system is the preferred option). The report must be prepared by a suitably qualified and experienced practitioner.

- v) All habitable buildings or Importance level 2 and greater structures (as defined in AS/NZS 1170) will require engineering assessment for foundations and ground suitability. Design must be by a Chartered Professional Engineer with recognised competence in relevant geotechnical, structural matters and include an indication of construction monitoring requirements for the foundation construction. The foundation design details must be submitted in conjunction with the Building Consent application.
- vi) Electricity supply is not a condition of this consent and power has not been reticulated to the boundary of the lot. The lot owner is responsible for the provision of the reticulated power supply to the site at building consent stage during the construction of any dwelling.
- vii) In conjunction with the construction of a future dwelling, the Lot owner must obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system must be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 requirements.
- viii) In conjunction with the construction of any building on-site, sufficient supply for firefighting purposes is to be provided by way of hydrants, tanks or other approved means and are to be positioned so that it is safely accessible for this purpose within the lot. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509:2008.
- ix) The allotment contains areas which are identified by Northland Regional Council as likely to be flood susceptible, wherein there is a potential risk to life, property and the environment due to natural hazard processes. Any built development intended to be undertaken within these areas may require a suitably qualified and experienced Engineer's report to be lodged, to set a floor level safe from a 100-year flood event with an allowance for climate change.



SIGNED:

Ms Nicola Cowley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at **KERIKERI** this 7th day of February 2025